

**PB# 75-29**

**Plum Point-On Hudson  
(Kanaje)**

Kenaji Corp (Bum Point on 75.29  
Hudson)

approved 10/13/76 STH  
 given to T.C. office 10/18/76  
 received from P.B. 10/18/76  
 9:30 am STH

name changed - Paint of Alum

" "

Alum Paint on Hudson River  
 by Mr Russ 1983

Modification to an existing site plan approval

final approval

approved 10/13/76

45 day extension 10/24/77

6 month ext. 12/14/77

6 " " 6/12/78

6 " " 11/12/78

6 " " 5/28/79

6 " " 5/27/81

6 " " 5/25

6 " " 12/8/83



**Oxford Pendaflex**

STOCK No. 753 1/2

4 weeks - July 8, 1982

MADE IN U.S.A.

# General Receipt

5731

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Plum Point on Hudson Associates May 4 19 84

For

Two Thousand Five Hundred Fifty and 00/100 DOLLARS  
255 Units x 10.00 per unit 75-29

DISTRIBUTION	FUND	CODE	AMOUNT
255	10	Check	2550.00
2550.00		# 1309	

By

Pauline G. Townsend  
Town Clerk

# General Receipt

5730

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Plum Point on Hudson Associates May 4 19 84

For

One Hundred and 00/100 DOLLARS  
Modification of Site Plan 75-29

DISTRIBUTION	FUND	CODE	AMOUNT
		Check	900.00
		# 1308	

By

Pauline G. Townsend  
Town Clerk

# GENERAL RECEIPT

3022

Town of New Windsor, N. Y.

Received of

Kanaji Corp (Marcia Schuster) Oct 13<sup>th</sup> 19 76

For

One hundred and 00/100 Dollars  
Site Plan

DISTRIBUTION	FUND	CODE	AMOUNT
	Site Plan		

By

Julia Tuckash  
Town Clerk

# GENERAL RECEIPT

2763

Kanaji Corp (Plum Point on Hudson) 10/13/76

DATE	DESCRIPTION	CODE	AMOUNT
25 May 1984	Check # 2550.00		
2550.00	# 1309		

By Pauline G. Townsend  
Town Clerk

**General Receipt** 5730

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Plum Point and Hudson Associates May 4 1984  
One Hundred and 00/100 DOLLARS

For Modification of Site Plan 75-29

DISTRIBUTION:

FUND	CODE	AMOUNT
Check 900.00		
# 1308		

By Pauline G. Townsend  
Town Clerk  
 Title

**GENERAL RECEIPT** 3022

**Town of New Windsor, N. Y.**

Received of Kanaje Corp (Marcia Schuster) Oct 13<sup>th</sup> 1976  
One hundred and 00/100 Dollars

For Site Plan

DISTRIBUTION:

FUND	CODE	AMOUNT
Site Plan		

By Julia Tuckash  
Town Clerk

**GENERAL RECEIPT** 2763

**Town of New Windsor, N. Y.**

Received of Kanaje Corp Apr 9 1976  
One and 00/100 Dollars

For Zero 4 Copies

DISTRIBUTION:

FUND	CODE	AMOUNT
1.00		
Check		

By Charlotte Manardomo  
Reputy  
 TITLE

*Memo*

FROM:

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR

565 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Kanaje Corp.  
323 North Main Street  
Spring Valley, New York 10977

Attention: Mr. Vincent Giffuni

DATE: October 29, 1977

SUBJECT: 45 day extension of approval

—FOLD HERE—

Dear Vince:

At the October 26, 1977 meeting of the New Windsor Planning Board a motion was made and approved to grant Kanaje Corp. a 45 day extension of approval.

Very truly yours,

*Hank*

HENRY VAN LEEUWEN  
Chairman

HVL/s

by \_\_\_\_\_

**Memo** FROM:

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Rider, Weiner & Loeb  
Little Britain Road  
Newburgh, New York 12550  
Attention: Elliott Weiner, Esquire

DATE: May 15, 1979

SUBJECT: Oakland Academy Property

— FOLD HERE —

Dear Elliott:

At the May 9, 1979 meeting of the New Windsor Planning Board they granted your request for a six month (6) extension to the Oakland Academy (Kanaje Site) approval. Extension to begin May 28, 1979.

Very truly yours,

*Shirley B. Hassdenteufel*  
SHILREY B. HASSDENTEUFEL  
Secretary

Sh/

by \_\_\_\_\_

*Memo* FROM:

PLANNING BOARD  
TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12560

75-29

TO:

Mr. Thomas Perna

DATE: June 11, 1986

SUBJECT: Plum Point Site Plan

---FOLD HERE---

Dear Tom:

On April 9, 1986 the New Windsor Planning Board granted a one year estension to the approved site plan of Plum Point located on Route 9W.

The expiration date now being April 29, 1987.

A copy of the minutes for this is attached.

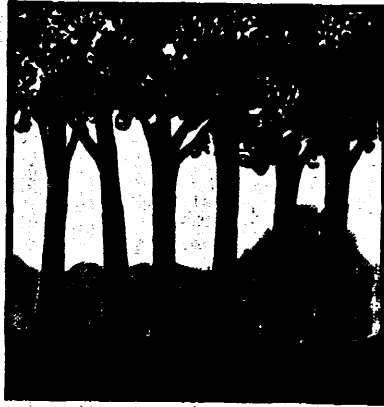
Very truly yours,

*Shirley B. Hassdenteufel*

SHIRLEY B. HASSDENTEUFEL  
Secretary

/sh

by \_\_\_\_\_



# Redwoods East

IN THE FOOTHILLS OF THE RAMAPOs

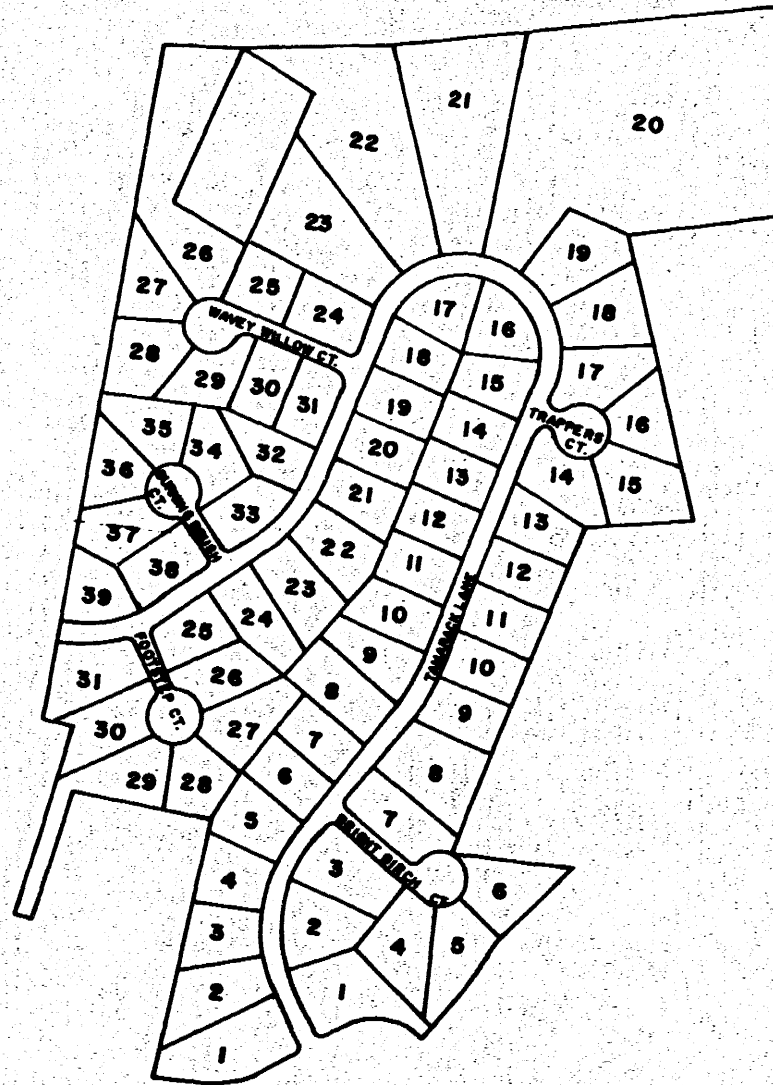
# A land unspoiled, wooded, calm.

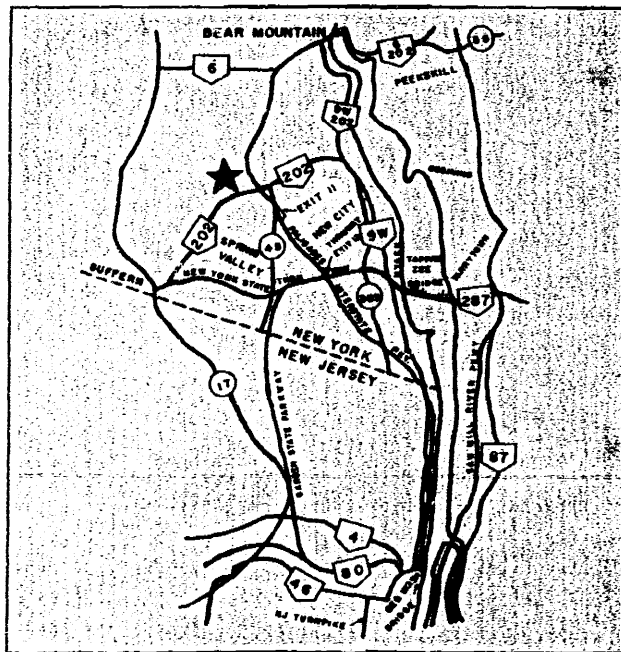
Picture this land as we found it. Towering trees . . . reminiscent of America's West. Scenic beauty . . . a reminder of the foothills of the Rockies. Secluded . . . yet close enough to excellent schools, fine shopping and all houses of worship.

**We named it Redwoods East.** And we will leave this land unspoiled, wooded, calm. With quality the first consideration in the selection of materials and equipment, we are building luxurious homes at Pomona, N.Y. in a natural setting that reflects the space-loving, leisurely life style of today.

## The Site

In the foothills of the Ramapos, on oversize wooded lots, Kanaje has created contemporary homes that seem to have always existed among tall trees. Each lot meticulously planned and carefully developed to preserve the natural beauty of the terrain.





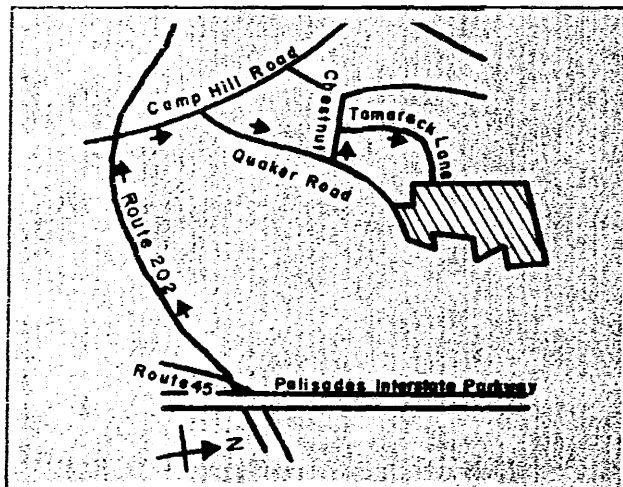
## Where and what

- Contemporary luxury homes in a wooded setting
- Natural cedar or redwood exteriors
- Spacious rooms with oversized closets
- Color-coordinated kitchens with eat-in convenience
- Laundry room
- Wood-panelled dens
- Clean baseboard heating
- Two-car garages
- City sewers in and paid for
- All utilities underground
- Dependable essential city services
- Excellent financing

### DIRECTIONS:

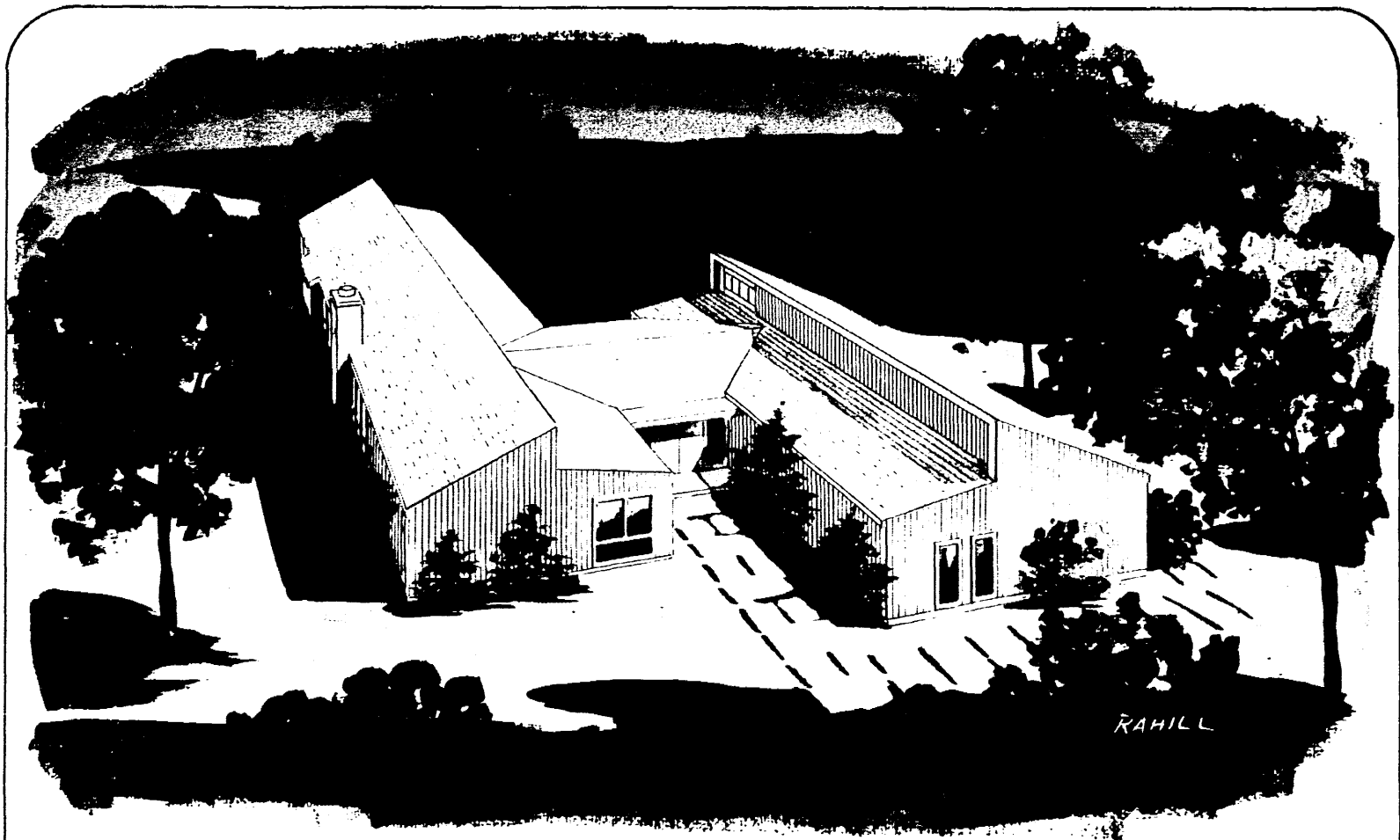
From the George Washington Bridge (35 minutes): North on Palisades Interstate Parkway to Exit 11. Left to Route 45. Right on 45 to Route 202. Left at 202 to Camp Hill Road. Right to Halley Drive. Right to Chestnut Drive. Left on Tamarack Lane to models.

From the Tappan Zee Bridge: take Exit 13 off N.Y. Thruway to Palisades Parkway North. Continue as above to model.

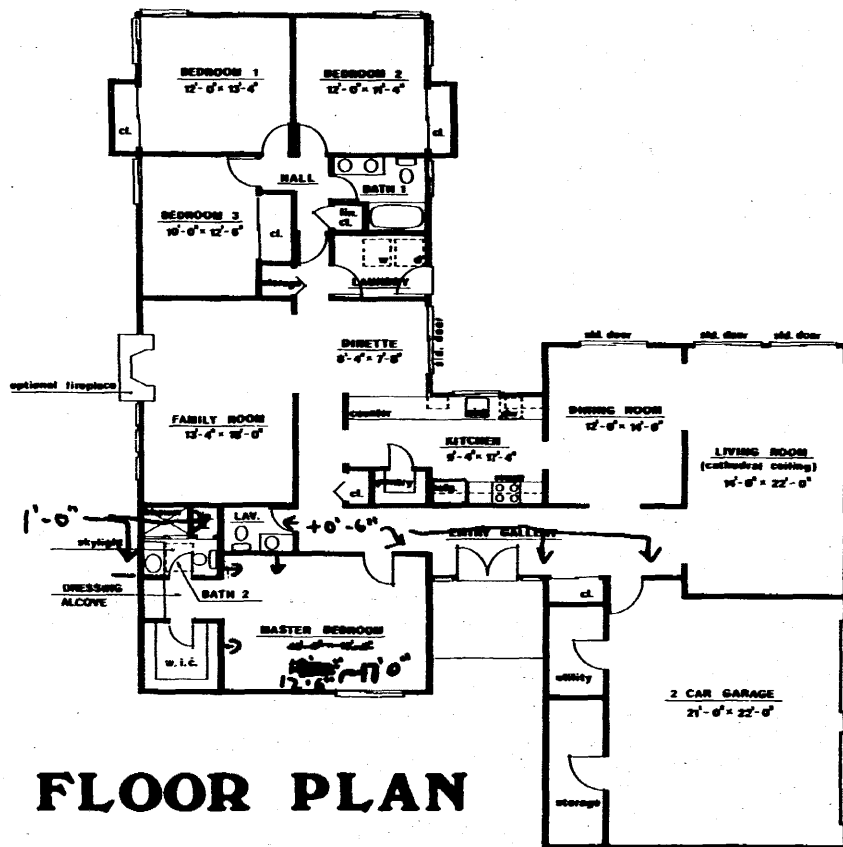


## Redwoods East

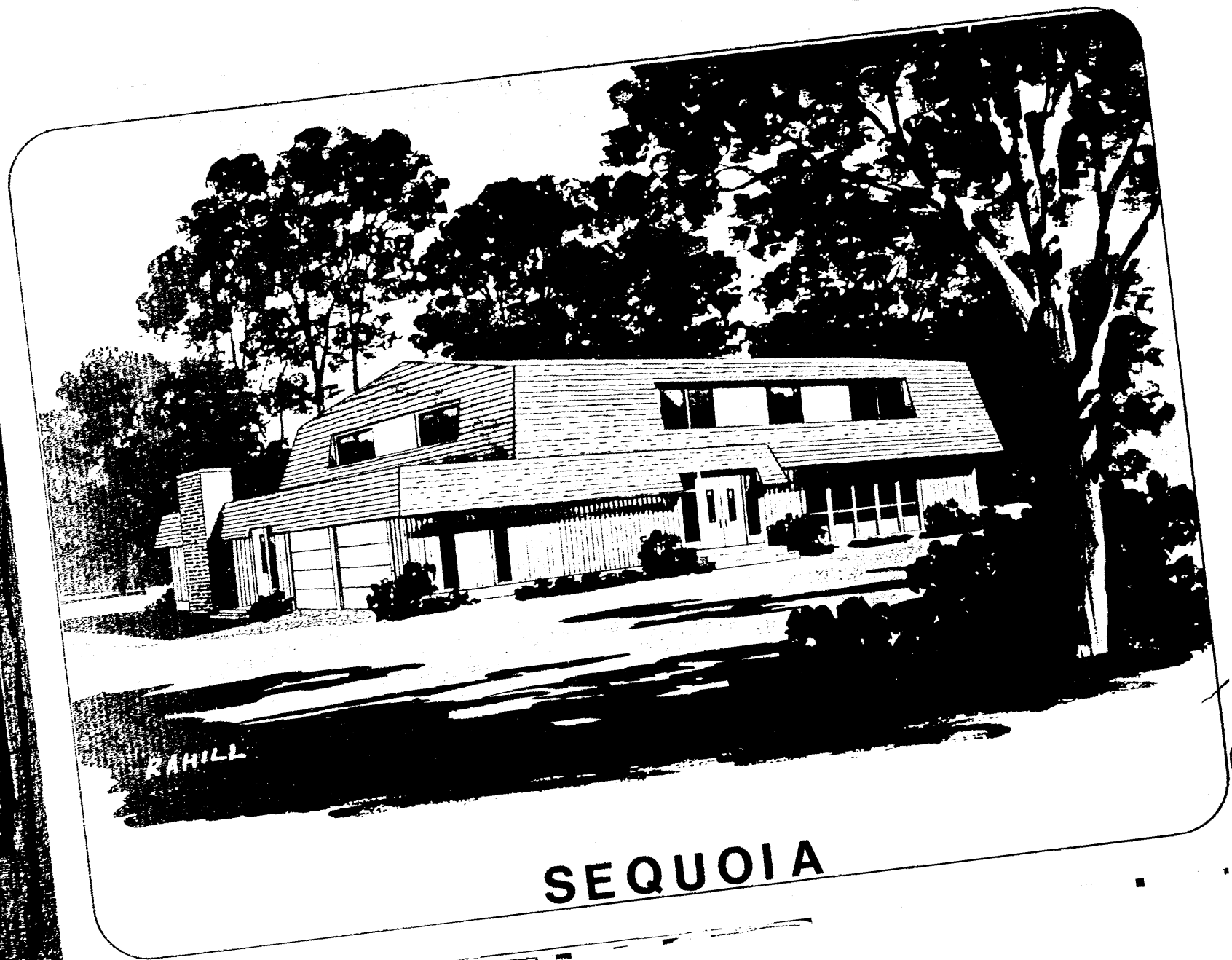
AT POMONA IN ROCKLAND COUNTY, NEW YORK  
 MODEL: (914) 354-4003 • OFFICE: (914) 356-4800  
 Another New Life Style From KANAJE



**MONTEREY**

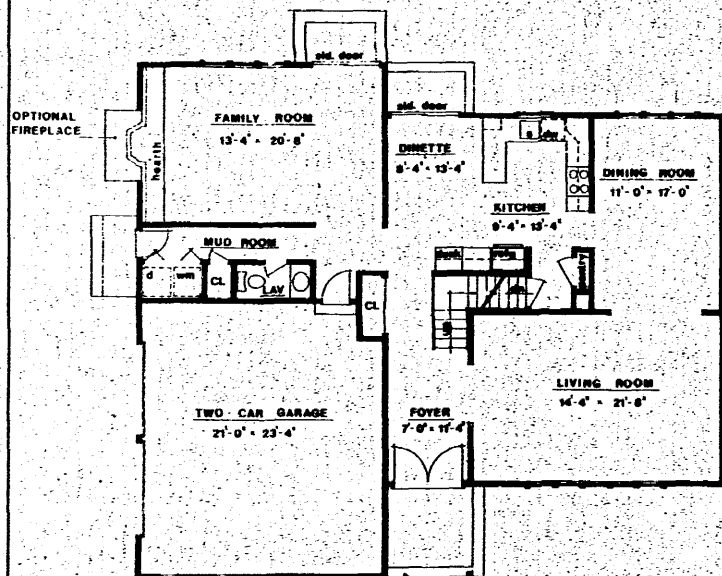


**FLOOR PLAN**

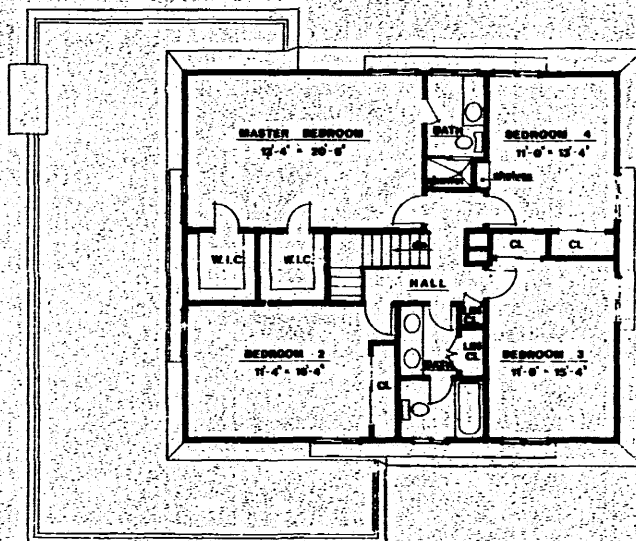


RAHILL

SEQUOIA



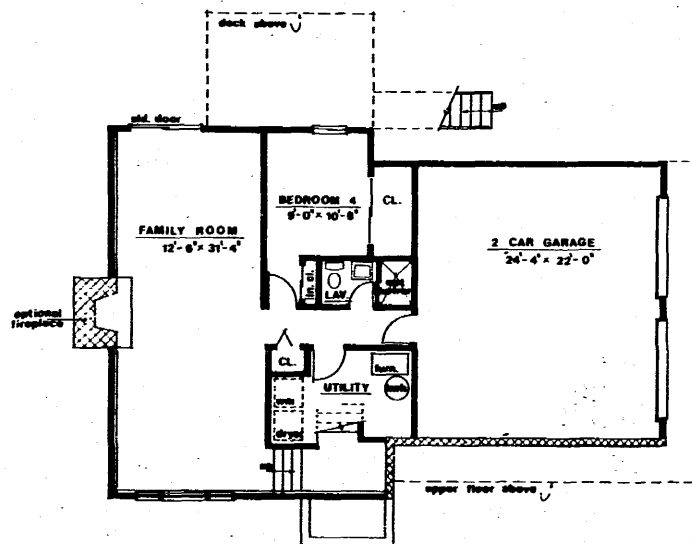
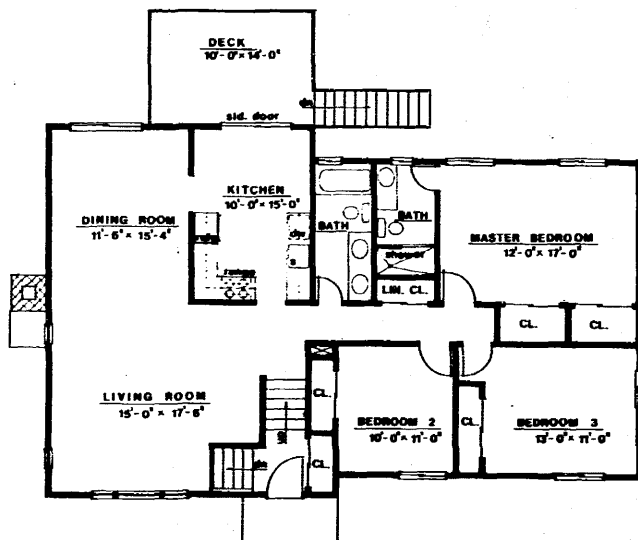
**LOWER FLOOR**



**UPPER FLOOR**



SIERRA







Louis Haimbach  
County Executive

*Planning Board  
received June 2, 1986*

*#75-29*

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

May 19, 1986

Mr. Henry J. Reynolds, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Application of Plum Point Associates for Site Plan  
Approval of 530 Units of Housing

Dear Mr. Reynolds:

It has come to our attention that the above-referenced project has been granted preliminary and final approvals by the Town Planning Board.

Article 12-B, Section 239, Paragraphs 1 and m, of the General Municipal Law of the State of New York requires, among other things, that any proposed planning or zoning action affecting real property within a distance of 500 feet of municipal boundaries or State or County lands and/or facilities shall be referred to the Orange County Department of Planning and Development by the municipal body which has jurisdiction to approve such actions. It also requires that such referral take place prior to taking final action.

We believe that the proposed project is covered by the above.

Given that the real property in question extends into the Town of Cornwall and that the Town of New Windsor Planning Board has been granted the authority to approve site plans, we hereby request receipt of the following:

- A. A "full statement" of the referred matter; i.e. all materials required for and accepted by the Planning Board as a completed application.
- B. Evidence that the State Environmental Quality Review Process (SEQR) has been complied with, including a copy of all accepted and approved SEQR documents.

Mr. Henry J. Reyns, Chairman  
Town of New Windsor Planning Board

-2-

May 19, 1986

Within thirty days following receipt of the above, we shall report our recommendations to the Town Planning Board.

If we should disapprove the proposal or recommend modification thereof, the Planning Board shall not act contrary to our disapproval or recommendation except by a vote of a majority, plus one, of all of the members of the Planning Board and, after the adoption of a resolution fully setting forth the reasons the Planning board feels the project should be approved as submitted.

Our purpose is to ensure that the Town and the applicant are in full compliance with all applicable laws so that the project can be free of any procedural encumbrances.

Sincerely,

A handwritten signature in cursive script that reads "Peter Garrison".

Peter Garrison  
Commissioner of Planning & Development

PG:mj



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON  
REGIONAL DIRECTOR

JAMES L. LARocca  
COMMISSIONER

October 30, 1984

Ms. Pauline G. Townsend, Town Clerk  
Town of New Windsor, Town Hall  
555 Union Avenue  
New Windsor, New York 12550

RE: Intersection Control, Route 967 (SH 415)  
Plum Point-on-Hudson  
Town of New Windsor, Orange County

Dear Ms. Townsend:

Attached is a Notice of Order dated October 12, 1984 restricting the new drives to being constructed on the east side of Non-Touring Route 967 to one-way operation.

The developers submitted a site plan to the Department which proposed the one-way operation. Since the design was acceptable to this office and would not significantly effect the Route 967 traffic patterns, we agreed with the proposal and issued Highway Work Permit #884-0717.

To insure that the drives will operate as intended, we have issued this legal Order which restricts the southerly driveway to an entrance only, and the northerly drive to an exit only. The appropriate signs will be installed by the applicant under terms of the Permit and when officially accepted by the Department, the Order will be legally binding and enforceable.

This Order is being forwarded for informational purposes only and no action will be required by the Town.

Very truly yours,

M. J. MIGNOGNA  
REGIONAL TRAFFIC ENGINEER

By:

R. A. Sechrist  
Civil Engineer - Traffic

MJM/RAS/tjh

STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION  
TRAFFIC AND SAFETY DIVISION

NOTICE OF ORDER

STUDY NO.: IWL  
FILE: 33.3  
TROOP: F-

THE DEPARTMENT OF TRANSPORTATION HAS FILED AN ORDER WITH THE SECRETARY OF STATE WHEREBY:

SECTION 5333.34 SUBDIVISION (m), (n) PARAGRAPH \_\_\_\_\_

OF THE DEPARTMENT'S REGULATIONS IS ☒ ADDED ☐ AMENDED to read as follows: ☐ REPEALED

- (m) The southerly (entrance) drive to Plum Point-on-Hudson on the Non-Tourist Route 967 (Station 45+10± on SH 415) between the easterly pavement edge of Route 967 and the easterly right-of-way line of Route 967 for traffic proceeding in an easterly direction.
- (n) The northerly (exit) drive to Plum Point-on-Hudson on Non-Tourist Route 967 (Station 44+50± on SH 415) between the easterly right-of-way line of Route 967 and the easterly pavement edge of Route 967 for traffic proceeding in a westerly direction.

The above order will be effective upon the installation, modification or removal of the necessary traffic control device (s) required by and conforming to the State Manual of Uniform Traffic Control Devices.

10/12/84

(DATE)

APPROVED BY:

*M. J. Mignogna*  
M. J. MIGNOGNA

(SIGNATURE)

REGIONAL TRAFFIC ENGINEER

(TITLE)

DESCRIPTION:

This action restricts the new southerly drives to Plum Point-on-Hudson to one-way operation and was taken in conjunction with Highway Work Permit #884-0717.

COUNTY: Orange  
OTHER RELATED ACTIONS ☒ NONE

LOCALITY: Town of New Windsor

(Identify)

cc:

☐ CITY

☐ VILLAGE

☒ TOWN

☐ COUNTY SUPT.

☒ SHERIFF

☒ STATE POLICE

☐ PERMITTEE

☐

POLICE DEPARTMENT

☒ REGION 8 TRAFFIC ENGINEER

☒ OTHER D. Fullam

(Specify)

75-29

112 Dickson Street  
Newburgh, NY 12550

May 17, 1984

Ken Bass  
Plum Point-on-Hudson  
Suite 12, Mallon Brook Park  
15 Myers Corner  
Wappinger Falls, NY 12590

RE: Plum Point-on-Hudson  
Old Route 9W (S.H. 415)  
T/New Windsor, Orange County

Dear Mr. Bass:

The plans submitted for the entrance to Plum Point-on-Hudson is not the same design that was previously approved. Therefore, a permit will be denied until such time as the Traffic Department reviews and approves your new design. However, your plan is lacking in detail. Therefore, will you submit a detail plan that conforms to the policy and standards on entrance to State Highways.

Very truly yours,

  
D. F. Pullan  
Resident Engineer

By: Dominick Dello  
Asst. Res. Engr.

CC: Paul Cuomo  
Patrick Kennedy  
T/New Windsor Planning Board

DEP/DE/cn

Date 27 AUG 15

Application No. 15-29

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name KANATE CORPORATION

Address 323 N. MAIN ST, SPRING VALLEY, NY 10977

1. Owner of the property KANATE CORPORATION

2. Location of the property EASTERLY SIDE OF INTERSECTION OF  
RTS 9W & OLD RTE 9W

3. Zone area MULTI-FAMILY

4. Nature of business RESIDENTIAL DEVELOPMENT

5. Lot size: Front N.A. Rear N.A. Depth N.A.

6. Building setbacks: Front yard N.A. Rear yard N.A.  
Side yards N.A.

7. Dimensions of new building N.A.

Addition N.A.

If addition, state front, side, rear of existing structure:

N.A.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

342

Approved 10/13/76  
SW.

6 day extension - 10/26/77  
6 month left. 12/14/77

Signature of applicant

Vincent Q. Gifford, V.P.

Adopted 10/5/70

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, APRIL 25, 1984 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN HENRY J. REYNS, LAWRENCE JONES, ERNEST SPIGNARDO, HENRY VAN LEEUWEN, CARL SCHIEFER AND HENRY SCHEIBLE.

BOARD MEMBERS ABSENT: PHILIP INFANTE

OTHERS PRESENT: ANDREW S. KRIEGER, PLANNING BOARD ATTORNEY  
PAUL V. CUOMO, P.E., PLANNING BD. ENGINEER  
PATRICK T. KENNEDY, L.S. BLDG. & ZONING INSP.  
SHIRLEY B. HASSDENTEUFEL, SECRETARY

tape 302

Chairman Reynolds called the meeting to order promptly at 7:30 p.m. and presided over same.  
Secretary called the roll.

Motion followed by Mr. Jones, seconded by Mr. Scheible to accept the minutes of the April 11, 1984 meeting as written. Roll call: 6 ayes, 0 nays. (6-0) Motion carried. Minutes accepted.

#1 on the Agenda:

Plum Point on Hudson  
located off Route 9W  
represented by Mr. Russ

Mr. Russ: We are here this evening to ask for final approval. I gave the Town a twenty foot right-a-way. The rest must come from the other development. (Plum Point Inc.)

Mr. Jones: Tom Perna from Plum Point explained they had a road.

Mr. Van Leeuwen: We have the twenty foot right-a-way?

Mr. Russ: Yes.

Mr. Spignardo: Private access from Mr. Perna. Fifty foot road.

Mr. Russ: We are here for approval this evening. We are working very hard on the mansion. It is beautiful. The wooden porch on the back has to be replaced for it was rotted.

Motion by Mr. Van Leeuwen seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor grant final approval to the site plan of Plum Point on the Hudson

Roll call: 6 ayes, no nays. (6-0).

Mr. Kennedy: I am having problems with the names of Plum Point and Plum Point on the Hudson. The names are so similar.

Mr. Russ: Mr. Perna has the other one.

I will be in touch with the secretary to when I can pay the fees and get my maps.

Maps to be held until fees are paid next week.

\* \* \* \*

#2 on the Agenda:

City of Newburgh  
Route 32

NO representation

\* \* \* \*

#3 on the Agenda:

HENRY VAN LEEUWEN AMENDED SUBDIVISION  
BEATTIE ROAD

represented by Elias Grevas

Mr. Grevas: Mr. Van Leeuwen would like to have this approved subdivision amended.

We are doing some topo in the back. I will show the wetlands and get in touch with Mr. Steidle when this has been done.

Chairman Reynolds asked if there were any questions.

Motion by Mr. Schiefer seconded by Mr. Scheible that the amended four (4) lot subdivision of Henry Van Leeuwen located on Beattie Road be approved.

Roll call: Van Leeuwen: abstain

Jones: aye

Schiefer: aye

Scheible: aye

Spignardo: aye

Reyns: aye

Motion carried 5 ayes, 1 abstain.

#4 on the Agenda: Butter Hill Bond Reduction

Chairman Reynolds read a letter from Mr. Cuomo requesting the Board recommend a maintenance bond reduction for Butter Hill Section 2.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor recommend to the Town Board that Butter Hill Section 2 Maintenance Bond be reduced to \$15,000.

Roll call: All ayes, no nays. (6 ayes - 0 nays). Motion carried. Secretary to write a letter to the Town Board.

Engineer Cuomo's letter attached to Planning Board request. Motion by Mr. Van Leeuwen seconded by Mr. Scheible that the Planning Board of the Town of New Windsor recommend to the Town Board a reduction in the Butter Hill Subdivision Section 3 and a portion of 4A Maintenance Bond be reduced to \$17,000. Roll call: All ayes, no nays (6-0).

Secretary to write a letter to the Town Board with attached memo from Engineer Cuomo.

\* \* \* \*

Reviews

Robin Estates

Mr. Van Leeuwen: I recommend we send plans to Engineer Cuomo, Building Inspector Kennedy, Highway Superintendent Fayo, Sanitary Supt. Masten and Fire Inspector Rodgers.

Mr. Jones: We state that the Town would not furnish pumps.

Chairman Reynolds: We will inspect this one on our on site inspections.

\* \* \* \*

Valley View Estates (Commons)  
Route 32  
represented by Mr. Alfred Cappelli

Mr. Cappelli: I would like to find out where we stand.

Chairman Reynolds: I spoke with your secretary.

Mr. Cappelli: I have designed projects like this before. Up date on retention ponds. Ken Campbell did damage on retention ponds. They must be repaired. I have a Bond. I will see an Engineer tomorrow. I am trying to find

everything out.

Mr. Scheible: Who is the owner?

Mr. Cappelli: Shabase Gordon. Phil Schelby.

Mr. Van Leeuwen: Catch basins - 2 ponds involved. The pipe under the road wasn't suppose to be.

Mr. Cappelli: Mr. Shaw mentioned that you had express concern on pipe. DOT want it now. Plastic pipe in there.

Mr. Spignardo: Our Engineer should inspect this and also see what the DOT wants. Paul should be on top to see what is going on.

Mr. Cappelli: The map that was signed off is not one being sent out.

Mr. Kennedy: What they had was 0 lot line.

Mr. Cappelli: What was original map signed.

Mr. Kennedy: Signed basically as a site plan.

Mr. Jones: I want this done right.

Chairman Reynolds: Everyone is saying that our Engineer must work with you to see what is going on.

Mr. Kennedy: Stop order is still in effect.

Mr. Scheible: I would like nothing better than to see this project completed and completed right.

Mr. Van Leeuwen: What about 1. Cemetery?  
2. Youth and Recreation fees -

Fees must be paid up front. We must have a letter from the DOT approving pipe.

Mr. Schiefer: You do not have approval.

Mr. Scheible: The asbuilts. One house needs a variance.

Chairman Reynolds: Ponds and drainage must be in place.

Mr. Cappelli: I would like a copy of the points that Mr. Shaw presented. I will contact the secretary. Also I would like some minutes.

Chairman Reynolds: Contact our secretary and she will help you. Come in to see the Planning Board Engineer, Mr. Cuomo.

Review

silver Stream Village  
located on Little Britain Road  
represented by Mr. Elias Grevas

Mr. Grevas: We will be coming in again. This is a sketch plan.

Chairman Reynolds: The number of lots in the new addition is 30. Total lots 130.  
You are bringing this in as a sketch?

Mr. Grevas: We are working on locations. This is just a sketch plan.

Chairman Reynolds: You are adding a new road?

Mr. Grevas: Yes.

Chairman Reynolds: Is this open land woods?

Mr. Kennedy: All open land rough graded.

Mr. Grevas: He is in the process of talking to the County Health .

Chairman Reynolds: How large is recreation area?

Mr. Grevas: Not done yet. I wanted you to see so far and perhaps you could make a visit there.

Chairman Reynolds: The Board will make an on site inspection.

Mr. Grevas: Thank you.

\* \* \* \*

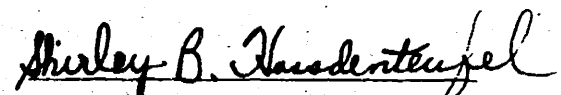
Chairman Reynolds: The Board has agreed to do some on site inspections Wednesday, May 2nd. at 7:00 P.M.  
If there is no further business to come before the Board this evening I will entertain a motion to adjourn.

Motion by Mr. Van Leeuwen seconded by Mr. Scheible that the Planning Board of the Town of New Windsor adjourn the meeting of April 25th, 1984.

Roll call: All ayes, no nays. (6-0). Meeting adjourned.

Next meeting May 9m 1984 - 7:30 P.M.

Respectfully submitted,

  
SHIRLEY B. HASSDENTEUFEL,  
Recording secretary

P.B. Copy.

MEMORANDUM

TO: SUPERVISOR PETRO

AND


TOWN BOARD MEMBERS

DATE: FEBRUARY 9, 1984

SUBJECT: PLUM POINT ON HUDSON RECREATION FEES

THE PLANNING BOARD AT THE FEBRUARY 8, 1984 MEETING MADE A MOTION TO RECOMMEND TO THE TOWN BOARD THAT THE TOWN OF NEW WINDSOR ACCEPT 7.349 ACRES OF LAND IN LIEU OF RECREATION FEES FROM PLUM POINT ON HUDSON.

VERY TRULY YOURS,

  
HENRY J. REYNOLDS  
Chairman

HJR/sh

**PLUM POINT ESTATES INC.**

Suite 1C  
Hollowbrook Park

15 Myers Corners Road  
Wappingers Falls, N.Y. 12590

October 26, 1983

Planning Board  
Town of New Windsor  
Town Hall  
New Windsor, New York

RE: Plum Point On Hudson

Dear Sirs;

In connection with the hearing on submission for approval of amended plans for the above land, this shall serve as our letter of intent to convey approximately 7.35 acres of land to the Town of New Windsor, Subject to the following:

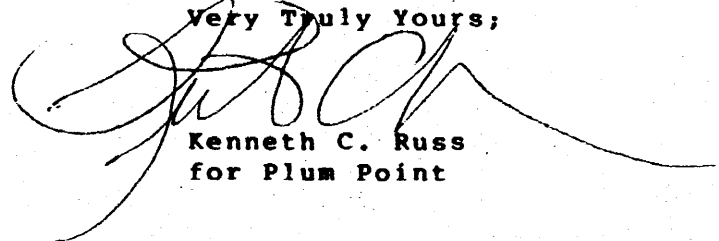
- (1) Approval of Amended Site Plan.
- (2) Satisfaction of all recreational fees.

We have attached a metes and bounds description of the property and we will prepare and execute a deed once the above conditions are satisfied.

It is further understood and agreed that the conveyance is intended as a consideration for recreational fees that would otherwise have to be paid to the town and that, should the Town fail to use the conveyed land for recreational purposes exclusively, said land shall revert to the grantor.

Such a reverter clause shall be made part of the Deed to the land.

Very Truly Yours;



Kenneth C. Russ  
for Plum Point

**PARCEL 2**

**BEGINNING** at a point on the easterly line of lands now or former of the Penn Central Railroad, said point being distant 106.63 feet as measured on a course of S79-09-57E from a point located at the

end of course no. 7 of the previously described Parcel No.1; running thence along the Hudson River the following six (6) courses and distances:

1. S26-59-05E a distance of 181.61 feet.
2. S59-10-35E a distance of 172.10 feet
3. S42-10-05E a distance of 142.20 feet
4. S35-24-05E a distance of 242.00 feet
5. S17-02-35E a distance of 272.40 feet
6. S9-29-22 E a distance of 86.70 feet; thence
7. N65-47-39W along the northerly line of Windsor Building Supplies Co., Inc. a distance of 966.49 feet; running thence along the easterly line of lands now or formerly of Penn Central Railroad the following five (5) courses and distances:
  8. N32-37-25E a distance of 42.36 feet
  9. N77-54-31E a distance of 71.07 feet
  10. N32-37-25E a distance of 350.00 feet,
  11. N12-39-41W a distance of 71.07 feet
  12. N32-27-25E a distance of 104.10 feet to the point or place of BEGINNING.

TOGETHER with an access road 20' wide for egress and ingress extending to Route 9W over lands of Windsor Building Supplies Co., Inc.

Also conveying all the right, title and interest in and to the lands lying under the waters of the Hudson River, being more fully bounded and described as follows: ALL that certain plot, piece or parcel of land lying, situate and being in the Town of New Windsor, County of Orange and State of New York and more particularly bounded and described as follows:

BEGINNING at a point distant N 32-37-25E 54.02 feet from the southerly end of the course recited as being (12) in the 7.349 acre parcel above and runs thence (1) S 56-14-35E a distance of 1411.00 feet; running thence (2) S 31-15-25W a distance of 308.70 feet; running thence (3) N 65-47-39W a distance of 467.04 feet to the southerly end of the course recited as (6) in the 7.349 acre description.



# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Health

124 MAIN STREET  
COSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

Russell C. Johnson, M.D.  
Commissioner of Health

August 23, 1983

RE: Oakland Academy  
Town of New Windsor

Mr. Gerald Kreisberg  
Blooming Grove Associates  
207 Lake Drive  
Newburgh, NY 12550

Dear Sir:

I have reviewed your letter and the accompanying site plan for developing the property as a condominium.

It is my understanding from our telephone conversation that all internal water and sewer lines will be owned by the condominium with connections made to the Town lines in Route 9W. Under these conditions, there is no review required by our department.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

---

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

December 28, 1982

Elliott M. Weiner, Esquire  
Rider, Drake, Sommers, & Loeb, P.C.  
427 Little Britain Road  
Newburgh, New York 12550

RE: POINT OF PLUM

Dear Mr. Weiner:

The Planning Board at the December 22, 1982 meeting granted a six month extension to Point of Plum. The expiration date is June 8, 1983.

Very truly yours,

*Henry Van Leeuwen*

HENRY VAN LEEUWEN

Chairman

HVL/s

cc: Marie Sarcka

*Planning Board  
received 12/10/82 sk*

RIDER, DRAKE, SOMMERS & LOEB, P. C.  
ATTORNEYS & COUNSELLORS AT LAW

DONALD H. McCANN  
ELLIOTT M. WEINER  
BERNARD J. SOMMERS  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
STEVEN L. TARSHIS

TIMOTHY J. AHEARN  
JOSEPH A. CATANIA, JR.  
ALAN R. LEWIS  
RICHARD F. LIBERTH  
PAUL N. SILVERSTEIN  
MARIA F. MELCHIORI

M.J. RIDER (1906-1968)  
427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL. (914) 562-8700

December 8, 1982

Planning Board of the Town of  
New Windsor  
555 Union Avenue,  
New Windsor, N. Y. 12550

Re: Point of Plum  
Our File #22,531

Gentlemen:

The owner and developer of the above property, the former Oakland Academy, have asked that I request your Board for a six months' extension of their preliminary approval which expires on January 8, 1983.

They believe that economic conditions will improve in the Spring and since interest rates are going down they hope to be able to move this project along this coming year.

Thank you for your cooperation.

EMW:eml

cc-Richard Kurtz  
Owen O'Brien

Very truly yours,

*Elliott M. Weiner*  
Elliott M. Weiner

*P.D. received & filed  
6/16/82 sh*

RIDER, DRAKE, SOMMERS & LOEB, P. C.

ATTORNEYS & COUNSELLORS AT LAW

DONALD H. McCANN  
ELLIOTT M. WEINER  
BERNARD J. SOMMERS  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
STEVEN L. TARSHIS

TIMOTHY J. AHEARN  
JOSEPH A. CATANIA, JR.  
ALAN R. LEWIS  
RICHARD F. LIBERTH

M.J. RIDER (1906-1968)

427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL. (914) 562-8700

June 14, 1982

Planning Board of the Town of  
New Windsor  
Town Hall,  
555 Union Avenue,  
New Windsor, N. Y. 12550

Re: Point of Plum Homes  
File #15,533-A

Gentlemen:

You will recall that we met with you and we have also met with the Chairman, Supervisor and Town Engineer. The group is trying to organize its finances to develop this property.

So far, in view of the extremely tight condition of the financial market, they have been unable to come up with appropriate financing.

Under the circumstances, we respectfully request that our approval which expires on July 8, 1982 be extended for another six months.

Thank you very much for your cooperation.

EMW:eml

Very truly yours,

*Elliott M. Weiner*  
Elliott M. Weiner

McCANN, RIDER, DRAKE, WEINER, SOMMERS & LOEB, P. C.

ATTORNEYS & COUNSELLORS AT LAW

*Planning Received 8/18/81 ph*  
M. J. RIDER (1906-1968)

427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL. (914) 562-8700

DONALD H. McCANN  
ELLIOTT M. WEINER  
BERNARD J. SOMMERS  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
STEVEN L. TARSHIS

TIMOTHY J. AHEARN  
JOSEPH A. CATANIA, JR.  
ALAN R. LEWIS  
JOHN D'ALESSANDRO

August 17, 1981

Re: Point of Plum Homes  
File #16,533-A

---

Planning Board of the Town of  
New Windsor  
Town Hall,  
555 Union Avenue,  
New Windsor, N. Y. 12550

Gentlemen:

After going over the main building with the architect and reviewing the plans, my clients have agreed that they will use the main building for a club house and recreation area.

If you have any questions about this, please call me. If you feel we should appear at the next meeting of the Planning Board, we should be very glad to do so.

Thank you very much for your cooperation.

EMW:eml

Very truly yours,

*Elliott M. Weiner*  
Elliott M. Weiner

*received 5/12/80  
SW.*

RIDER, DRAKE, WEINER & LOEB, P.C.  
ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
STEVEN L. TARSHIS  
TIMOTHY J. AHEARN

M.J. RIDER (1906-1968)  
427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL. (914) 562-8700

May 8, 1980

Re: File #16,533A  
Plum Point Property

---

Planning Board  
Town of New Windsor  
555 Union Avenue,  
New Windsor, N. Y. 12550

Gentlemen:

By letter dated April 10, 1980 I advised you that our clients, Point of Plum Enterprises, Inc., had now acquired the Plum Point property.

They are presently preparing their plans for the development of the property and are attempting to arrange financing for the development. As you are aware, this will take some time.

Under the circumstances, we would appreciate your granting us a six month's extension from May 28, 1980 when our present approval expires.

As I advised you previously, the present owners intend to keep all of the agreements which you had with the previous owners in connection with the development of the property and the conveyance of the land across the railroad tracks as you had requested.

Please contact me if you have any further questions in connection herewith.

Thank you very much for your cooperation.

EMW:eml

Very truly yours,

cc-Richard J. Kurtz

RIDER, DRAKE, WEINER & LOEB, P. C.

Philip A. Crotty, Jr., Esq. By:

*Elliott M. Weiner*

*received 4/14/80 BK*

RIDER, DRAKE, WEINER & LOEB, P.C.  
ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
STEVEN L. TARSHIS  
TIMOTHY J. AHEARN

April 10, 1980

M.J. RIDER (1906-1968)  
427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL (914) 562-8700

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Plum Point Property  
Our File #16,533

Gentlemen:

You asked us to keep you advised of the status of the Plum Point property.

I can report that all of the legal problems have been straightened out and the property is now owned by Point of Plum Enterprises, Inc. The principal owner is Richard Kurtz, who attended a meeting with me at which time you gave us an extension on our site plan approval.

As soon as our plans are formulated, we will be in touch with your Board.

Thank you very much for your cooperation.

Very truly yours,

RIDER, DRAKE, WEINER & LOEB, P.C.

*Elliott M. Weiner*  
Elliott M. Weiner

EMW/ms

cc: Mr. Richard J. Kurtz  
Philip A. Crotty, Jr., Esq.

RIDER, DRAKE, WEINER & LOEB, P.C.  
ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
DAVID L. LEVINSON  
STEPHEN L. REINEKE  
STEVEN L. TARSHIS  
TIMOTHY J. AHEARN

April 26, 1979

Re Oakland Academy  
Our File #16,533A

*- Atty Cratty 5/10/79*  
**RECEIVED**  
MAY 9 1979

M.J. RIDER (1906-1968)  
NEW WINDSOR PLANNING BOARD  
BRITAIN ROAD  
POST OFFICE BOX 80  
NEWBURGH, NEW YORK 12550  
TEL. (914) 562-8700  
JULIUS LARKIN HOYT  
OF COUNSEL

Mr. Ernest Spignardo, Chairman  
Planning Board, Town of New Windsor  
c/o Ernie's Men Shop  
317 Windsor Highway  
New Windsor, New York 12550

Gentlemen:

Please refer to my previous correspondence with your Board in connection with the status of the Oakland Academy property.

The legal proceedings which I outlined to you are still pending. As a matter of fact, there is a hearing before Judge Lewis Townsend in Bankruptcy Court on May 2, 1979 to review our request that we be permitted to continue the foreclosure proceeding which my clients instituted.

We hope to have this matter resolved so that we can continue with our action to acquire the property.

Under the circumstances, we would appreciate your cooperation in extending the approval of the project for another six months.

I would be glad to furnish you with whatever additional information you might require in connection herewith.

Very truly yours,

RIDER, DRAKE, WEINER & LOEB, P.C.

*Elliott M. Weiner/gm*

By

EMW/gm

cc: Mr. Stuart L. Hoff

*ext granted May 28th  
expires 11/28/79*

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, NOVEMBER 8, 1978 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, JOSEPH CIMORELLI,  
PHILIP INFANTE AND JAMES McCABE, AND  
HENRY VAN LEEUWEN.  
BOARD MEMBERS ABSENT: JOSEPH LOSCALZO, AND LAWRENCE JONES.  
OTHERS PRESENT: PHILIP CROTTY JR.-PLANNING BOARD ATTORNEY  
PAUL V. CUOMO-TOWN ATTORNEY  
HOWARD COLLETT-BUILDING & ZONING INSPECTOR

tape 164.

Chairman Spignardo called the meeting to order and presided over same.

#1 on the Agenda: Kathryn Wolf Subdivision 3 lot subdivision  
Station Road

Chairman Spignardo read the application of Kathryn Wolf, located on Station Road.

It is a three lot subdivision. Mrs. Wolf has a summer home.

Discussion.

Motion by Mr. Infante seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor approve the 3 lot subdivision of Kathryn Wolf located on Station Road and collect all fees. Fee- \$100.00 Subdivision fee and \$700.00 Recreation fee.

Roll call: Infante+ yes Cimorelli - yes  
McCabe- yes Spignardo-yes.

Motion carried, 4 ayes, no nays.

FEE PAID.

Mr. Van Leeuwen arrived at meeting.

Chairman Spignardo: We have received a reply from Elliott M. Weiner, Esquire re: Sempac Corporation (Oakland Academy Property) explaining the foreclosure of the mortgage on the Oakland Academy Property. The foreclosure proceedings will not be complete for several months.  
Attachment #1

Motion by Mr. McCabe seconded by Mr. Infante that the Planning Board of the Town of New Windsor grant a six (6) month extension to Sempac Corp. (Oakland Academy property).

Roll call: Infante:yes Cimorelli:yes  
McCabe:yes Van Leeuwen:yes  
Spignardo:yes

Motion carried 5 ayes, no nays.

Correspondence:

Hearing no objections a memo dated October 30, 1978 from Comptroller green with reference to the amount of money the Recreation Fee account has collected. He stated there is \$33,069.72 in the account.

Hearing no objections the Building & Zoning Report for October was recorded received and filed.

Engineer Cuomo gave a report of the meeting held in Cornwall on Thursday, November 2, 1978.

Minutes:

Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the minutes of the October 25th meeting as read.

Roll call: Infante:yes  
Van Leeuwen:yes  
McCabe:yes  
Cimorelli:yes  
Spignardo:yes.

Motion carried, 5 ayes, no nays. Minutes approved.

Councilman Rainey spoke to the Board re: the sign committee and asked if the Board would talk with the two sign men. Chairman Spignardo poled the Board and it was agreed that they would set up a date with the two men from the sign companies.

Discussion.

Adjournment:

Motion by Mr. McCabe seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor adjourn the meeting of November 8th, 1978. Roll call: all ayes, Motion carried. Meeting Adjourned.

Respectfully submitted,

*Shirley B. Hassdenteufel*

SHIRLEY B. HASSDENTEUFEL

Recording Secretary

*att. 1-1*

RIDER, DRAKE, WEINER & LOEB, P.C.

ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
DAVID L. LEVINSON  
STEPHEN L. REINEKE

STEVEN L. TARSHIS  
TIMOTHY J. AHEARN

October 31, 1978

Re Sempac Corporation  
(Oakland Academy property)  
Our File #16,533A

M.J. RIDER (1906-1966)  
427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL. (914) 562-8700

JULIUS LARKIN HOYT  
OF COUNSEL

Planning Board, Town of New Windsor  
c/o Mr. Ernest Spignardo  
Ernie's Men Shop  
317 Windsor Highway  
New Windsor, New York 12550

Gentlemen:

As I explained to you in my letter of October 12, 1978, the Babylon National Bank is presently foreclosing their mortgage on the Oakland Academy property. We represent the bank in the foreclosure and also the people who are going to acquire the property and develop it. The foreclosure proceedings will not be completed for several months.

We understand that you would like to have the property near the river across from the railroad track deeded to the Town. The present owner could deed it to you but it would be subject to the Babylon mortgage which we are now foreclosing together with several other mortgages.

However, our clients would be willing to honor the previous agreements made with the Town of New Windsor, by the Kanaja Corporation. As soon as the foreclosure proceedings are completed, and our clients have title to the property, they will arrange to transfer to the Town the properties covered in the agreement.

If you would like any further documentation in connection herewith, I would be glad to furnish it to you. In the meantime, we would appreciate the extension of the approval of the project which we requested in our previous letter.

Thank you for your cooperation.

Very truly yours,

RIDER, DRAKE, WEINER & LOEB, P.C.

By

*Handwritten signature of Elliott M. Weiner*

*Handwritten: consent granted approximately 5/25/79*

EMW/gm

file



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

October 27, 1978

Elliott Weiner, Esquire  
Rider, Rider & Loeb  
Little Britain Road  
Newburgh, New York 12550

RE: KANAJE (OAKLAND ACADEMY)  
CONDOMINIUM DEVELOPMENT

Dear Mr. Weiner:

The Town Planning Board discussed your request for a six (6) month extension on the site plan of the above condominium development at its regular meeting on October 25, 1978. Six (6) members were present.

The Planning Board is prepared to grant the requested extension upon presentation to the Town Attorney of a proper deed to: (1) the fourteen plus (14+ acres of land on the east side of the Conrail tracks; and (2) the land on the bluff on the westerly side of the Conrail tracks.

The subject of land transfers are covered in a recorded restrictive covenant and the terms of the original site plan approval.

Your present site plan approval expires on November 28, 1978. The last meeting at which this Board may take action therefore is November 22, 1978.

Very truly yours,

*Ernest Spignardo*

ERNEST SPIGNARDO  
Chairman

ES/sh  
cc: Town Supervisor  
Town Attorney

RIDER, DRAKE, WEINER & LOEB, P.C.  
ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER  
JAMES R. LOEB  
RICHARD J. DRAKE  
DAVID L. RIDER  
DAVID L. LEVINSON  
STEPHEN L. REINEKE  
—  
STEVEN L. TARSHIS  
TIMOTHY J. AHEARN

M.J. RIDER (1906-1968)  
—  
427 LITTLE BRITAIN ROAD  
POST OFFICE BOX 991  
NEWBURGH, NEW YORK 12550  
TEL (914) 562-8700  
—  
JULIUS LARKIN HOYT  
OF COUNSEL

October 12, 1978

Re Sempac Corporation  
(Oakland Academy property)  
Our File #16,533A

Planning Board, Town of New Windsor  
c/o Mr. Ernest Spignardo  
Ernie's Men Shop  
317 Windsor Highway  
New Windsor, New York 12550

Gentlemen:

We represent a group which is acquiring the Oakland Academy property by foreclosure of the first mortgage. We expect the foreclosure proceedings to be completed in the next couple of months. The group then plans to develop the property next spring.

We understand that the approval of the plans which were submitted by the Kanaje Corporation expires on November 18th. We would respectfully request that the approval be extended for a six month period. We are aware of all of the conditions of the approval, and will honor the agreements made by Kanaje with the Town of New Windsor.

If you desire any additional information in connection herewith prior to the time of your meeting, please let us know and we will furnish it to you.

Thank you very much for your cooperation.

Very truly yours,

RIDER, DRAKE, WEINER & LOEB, P.C.

EMW/gm

By

*Elliott M. Weiner*

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(614) 456-1000

9/26/78

SEP 13 1976

file  
Kanafe

Shirley - This letter references  
approx. 30 acres of land for  
September 10, 1976  
rec. purposes from  
Kanafe Corp.

Mr. Henry VanLeeuwen  
Chairman Planning Board  
c/o Arkel Motors  
Rt. 32, Windsor Highway  
New Windsor, N. Y. 12550

Re: Oakland Academy

Dear Mr. Chairman:

On Wednesday, September 8, 1976 your Planning Board gave final site plan approval to the above noted project. However, the map was not signed at that time in order that it could be ascertained what the total cost of the fees would be which were to be paid to the Town of New Windsor. According to the enclosed fee schedule for the New Windsor Planning Board and dated April 4, 1975, the site plan fee is \$100 plus all costs. I am prepared to pay this \$100 fee and what other costs may be involved in order to obtain your signature as Planning Board Chairman. It is my belief that these other costs relate to any expenses incurred for the publishing of public notices for the various hearings which were undertaken during the processing of this site plan. To the best of my knowledge, all these costs were paid at the time they were incurred.

While I understand that there is considerable concern by the Board that they will not realize anticipated revenues from the approval of this site plan, please consider the fact that approval of this site plan includes the donating of approximately 30 acres of land along the west shoreline of the Hudson River. This property has an extremely conservative value as noted by L. T. Bookhout, Inc. of \$32,500. I believe the contribution of this land which is ultimately to be used by the Town of New Windsor for park purposes should be a factor in alleviating the emotionalism which is apparent by your present refusal to sign the map. I would hope that we are able to resolve this dilemma as soon as possible since the signing of this site plan map will work to the benefit of all parties.

I would appreciate hearing from you regarding this matter at your earliest convenience and remain,

Very truly yours,

Vincent Q. Giffuni

VINCENT Q. GIFFUNI  
Vice President - Construction

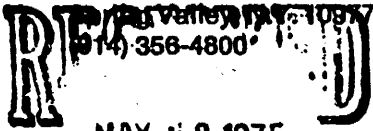
VQG/eh  
Encl.

cc: Town Supervisor Larkin  
Town Attorney Crotty

Chairman, Planning Board

# KANAJE CORPORATION

323 North Main Street



MAY 28 1975

May 5, 1975

## NEW WINDSOR PLANNING BOARD

Town Board  
New Windsor, New York 12550

Attention: Col. Fisher

Re: Oakland Academy

Dear Sir:

As a follow up to our discussion this date and to our meeting on February 17, 1975, Kanaje Corporation proposes the following development for the above noted site. The property consists of 57.422 acres. In late 1973, this organization proposed a multi-family development consisting of 600 units, utilizing all the land except the approximately 6 acres to the east of the railroad tracks. Objections were expressed by the municipality and various agencies regarding the development of "terraced" units along the bluff.

The proposal presented on February 17, 1975 and discussed this date envisions a development in accordance with your Town's proposed R-5 zoning. This would result in 342 units. However, the entire development would take place on the top section of the property which is approximately 30 acres. The remaining 28 acres to include the bluffs and the property on the east side of the railroad tracks would be dedicated to the Town for use as open space, and active as well as passive recreational purposes. The main house would be retained to be used for recreational facilities for the 342 units. Should the State's Attorney General's office permit, some of this space would simultaneously be used for town recreational purposes since the structure is more than adequate for the development's needs. In addition, the roadways within the proposed development would be built according to Town's specifications and dedicated to the municipality which would permit all residents of the Town to take advantage of the scenic views along the bluffs.

Kanaje Corporation believes that this revised proposal is one which will benefit all parties. We estimate the producing of ratables in excess of \$10,000,000. Additionally, Town park land will be increased by approximately 30% with the addition of these 28 acres. Should this revised proposal be approved by your Boards, Kanaje Corporation would be willing to permit this letter to be converted to an instrument in recordable form for filing with the Orange County Clerk's Office. We would only request that these provisions be rescinded if the proposed density is altered in the time between site plan approval and the commencement of construction.

I would appreciate your Board notifying me at its earliest convenience should additional information be required. I appreciate your meeting with us several months ago and I am grateful for your follow up interest.

Very truly yours,

*Vincent Q. Giffuni*  
VINCENT Q. GIFFUNI

SECONDED BY MEMBER

*Spagnuolo*  
*Argenio*

That the Town Planning Board of the Town of New Windsor grant final site plan approval to KANAJE CORPORATION for its proposed 342 *PAC*  
*HBR* condominium units at the OAKLAND ACADEMY site in the Town of New Windsor; provided that the prospectus to be filed with the NYS Department of State and individual deeds to the various condominium purchasers contain the attached restrictive covenants; and provided further that the KANAJE CORP. deliver upon demand of the Town Attorney a bargain and sale deed to PARKLAND PROPERTIES identified on the site plan for dedication to the Town of New Windsor, and provided further <sup>be</sup> that the grant of said lands shall/free of all encumbrances; and provided finally that the Town Attorney and the Town Building Inspector are authorized to withhold building permits in the event the turnover of the parklands is not accomplished within a reasonable period after demand for the parklands deed by the Town Attorney.

ROLL CALL: *Carmello - aye Spagnuolo - aye*  
*Argenio - aye Van Lennep - aye*  
MOTION CARRIED:

VQG/

VINCENT Q. GIFFUNI

elements (including the irrevocably restricted areas) to include trailers; boats or unregistered motor vehicles



NEW YORK STATE PARKS & RECREATION South Swan Street Bldg. Empire State Plaza Albany, New York 12223 Information 518 474 0456  
Alexander Aldrich, Commissioner

July 3, 1974

Honorable Milton Fischer, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Dear Supervisor Fischer:

Re: Project #155-H73  
Oakland Academy  
Town of New Windsor  
Orange County

The project known to the Hudson River Valley Commission as Oakland Academy was submitted to the Commission for review on December 11, 1973. The project, sponsored by Kanaje Corporation, proposes development of 600 condominium units on a 50-acre site.

After receipt of certain initial information, Commission staff commenced a preliminary review of the subject proposal. During the preliminary review process, HRVC staff determined that the subject site possessed unique features which might make the site more appropriate for a recreational use than for residential use. The proposed housing development indicated that potential impairment to the resources of the Hudson River Valley might occur.

On June, 28, 1974, the Hudson River Valley Commission unanimously resolved to encourage the Town of New Windsor to pursue acquisition of the subject site, and to so inform the projects' sponsor and officials of the Town of New Windsor and Orange County of its decision.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate  
Executive Secretary

SJA:dw



Honorable Milton Fischer, Supervisor  
Second Page  
July 3, 1974

cc: Honorable Benjamin A. Gillman, Member, US House of  
Representatives  
Honorable Louis B. Mills, Orange County Executive  
Mr. Joseph LoScalzo, Planning Board Chairman, Town of  
New Windsor ✓  
Mr. Vincent Q. Giffuni, Kanaje Corporation, 323 North  
Main Street, Spring Valley, NY 10977



1763

OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR

RECEIVED  
JUN 30 1977

555 Union Avenue  
New Windsor, New York 12550  
NEW WINDSOR PLANNING BOARD

June 28, 1977

Mr. Vincent Q. Giffuni, Vice President  
Kanaje Corporation  
323 North Main Street  
Spring Valley, N.Y. 10977

RE: OAKLAND ACADEMY PROPERTY IN THE TOWN OF NEW WINDSOR

Dear Mr. Giffuni:

I have been requested by the Chairman of the Town Planning Board to write you concerning your site plan approval for the Oakland Academy condominium project in the Town of New Windsor.

At the time site plan approval was issued in the Fall of 1976 the Town Planning Board had reason to expect that construction on the project would start not later than the Spring, 1977.

There has been no construction nor even site preparation work accomplished to date.

This letter is to advise you that the Town Planning Board has the prerogative of not extending your site plan approval beyond one year from the date of issuance. The Town Planning Board may exercise that prerogative under Section 48-19 of the Town of New Windsor Code which provides:

"Unless work is commenced and diligently prosecuted within one year . . . said approval shall become null and void."

I urge you to treat this letter as an early warning notice to proceed with your project as expeditiously as possible.

Very truly yours,

PHILIP A. CROFT, JR.  
Town Planning Board Attorney

PAC:pr

cc: Chairman - - Town Planning Board

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

Received 5/12/77  
SH

May 11, 1977

Planning Board  
Town of New Windsor  
New Windsor, N. Y. 12550

Re: Oakland Academy

Dear Mr. Chairman:

I am writing this letter in order to update your Board as to the status of the above noted project.

When I received final site plan approval last fall, it was hoped that construction would commence in the early spring of 1977. For several reasons outside of the control of Kanaje Corporation, this anticipated starting date has been delayed. It is now believed that construction will commence during the summer of 1977 and the basis for this optimism is the fact that a commitment for permanent loans for Phase I has been received from the Heritage Savings Bank. In addition, the Bank of New York and Chemical Bank have agreed to advance monies for the construction mortgage. All of these commitments, however, will not be put into writing until such time as an updated market survey is completed to show the feasibility of this project. Please be advised that the study has been commissioned and it is hoped that it will be finalized within the next several weeks, at which point the various lending institution commitments will be committed to writing.

I regret the delay in starting the project more than any Planning Board member since I realize we are missing the height of the building season. However, the conditions set down by the lenders does not permit any other or more expedient course of action.

Should your Board request any additional information, I would be pleased to attend a Planning Board session, and remain,

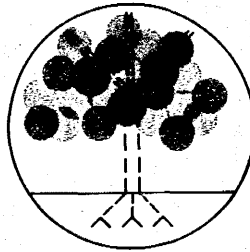
Very truly yours,

Vincent Q. Giff.  
VINCENT Q. GIFFUNI

VQG/eh

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



124 Main Street  
Goshen, New York 10924  
(914) 294-5151

*received 4/23/76  
8/4*  
County  
of  
Orange  
*Attachment #1*

Louis V. Mills, County Executive

April 16, 1976

Mr. Henry VanLeeuwen, Chairman  
New Windsor Planning Board  
Town Hall  
Union Avenue  
New Windsor, New York 12550

Re: Oakland Academy  
Old Route 9W

Dear Mr. VanLeeuwen:

This office has reviewed the above site plan submitted to us for our informal comments. A copy of our staff report is attached for your use. In addition to this report, the site plan and supporting data should be forwarded to the Hudson River Valley Commission for review and comment.

Very truly yours,

*Peter Garrison*  
Peter Garrison  
Commissioner of Planning

PG/jm  
Enclosure  
cc: HRVC  
Kanaje Corp.

ORANGE COUNTY DEPARTMENT OF PLANNING

STAFF REPORT

MANDATORY REFERRAL PURSUANT TO  
SECTIONS 239 l, m AND n, ARTICLE 12-B  
GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

Report No.: 3      File No.: NWT 74-S-N      Date: April 16, 1976  
Community: Town of New Windsor

Proposal and Its Location: To build 342 multi-family dwelling units between Old Route 9W and the Hudson River.

Description and Analysis: The plan has been revised and now shows a total of 342 units on the 28 acres of flat or gently sloping land. Modifications include building type and location, parking arrangements, and internal road configurations.

The following items are questions we raise relative to the site plan submitted for review:

1. Whether or not the number of units exceeds the number permitted in the R-S district (see letter dated 11/14/75).
2. Evidence showing compliance with several of the design features in Section 5.8.6, including Sections 5.8.6.6 (d), (f), and (j).
3. Compliance with Section 5.7
4. Data supporting the number and adequacy of parking space totals based on zoning requirements for multi-family developments.
5. In view of the fact that the main building (community facility) will be used for town recreational purposes, the 19 spaces adjoining said facility may be wholly inadequate; however, such depends on the building's intended use and whether or not the additional recreation facilities will be utilized by other residents of the Town.
6. The parking arrangements and internal circulation scheme, including their interrelationship with the building groupings and location, show a complete lack of imagination and sensitivity to the site.

Staff Recommendations: The applicant should furnish information as alluded to above and revise the site plan as far as parking, circulation, and buildings are concerned.

Reviewed by:  
Joel Shaw  
Senior Planner

MARCIA SHECHTER  
 31 So. Mountain Road  
 New City, NY 10956

Pay to the order of Town of New Windsor 205  
One hundred dollars 00  
100 Dollars

**SAWYER** Savings Bank  
 12477  
 New York, New York 10027

Memo Kanase Corp Site Plan Marcia Shechter

10-2219-2219 413 20004731 0205

# GENERAL RECEIPT

3022

Town of New Windsor, N. Y.

Received of Kanase Corp (Marcia Schukter) Oct 13<sup>th</sup> 19 76  
One hundred and 00/100 205 \$ 100 00  
100 Dollars

For Site Plan

## DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Site Plan</u>		

by Julia Tuckash  
Town Clerk  
 TITLE

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

SEP 6 1976  
NEW WINDSOR PLANNING BOARD

September 1, 1976

Philip A. Crotty, Jr., Esq.  
Town Attorney  
Town of New Windsor  
555 Union Avenue  
New Windsor, N. Y. 12550

Re: Proposed Restrictive Covenants for  
Oakland Development in New Windsor

Dear Phil:

I reviewed your proposed covenants as enclosed in your August 20, 1976 letter and believe there would be no difficulty in implementing them for the Plum Point project.

Subsequent to your letter, however, I was able to secure a prospectus for a recently filed condominium project in the Newburgh area. Under its Article VIII titled "House Rules", it refers to the very same concerns which the Planning Board has discussed with me in the past. I am enclosing verbatim a copy of these rules and regulations and hopefully your Board will see fit to adopt them. I suggest adoption of these rules for two reasons. First, it is in a form satisfactory to the Attorney General's office and second, the lending institution has also agreed to these rules as they have been written. For these reasons, I believe there would be little, if any, modification during our submission before the Attorney General's office.

I would appreciate your contacting me prior to the scheduled meeting on September 8, 1976 if you have any difficulty with these regulations.

Very truly yours,

*Vince*  
VINCENT Q. GIFFUNI

VCG/eh  
Encl.

cc: ✓ Chairman - Town Planning Board (with encl.)

the Board of Managers and shall constitute a common expense of the Condominium. In the event the Insurance Trustee resigns or fails to qualify, the Board of Managers shall designate a new Insurance Trustee which shall be a bank or trust company located in the State of New York.

Section 3. Restoration or Reconstruction After Fire or Other Casualty. In the event of damage to or destruction of the Buildings as a result of fire or other casualty (unless 75% or more of the Homes are destroyed or substantially damaged and 75% or more of the Home Owners do not duly and promptly resolve to proceed with repair or restoration), the Board of Managers shall arrange for the prompt repair and restoration of the Buildings (including any damaged Homes, any kitchen or bathroom fixtures initially installed therein by the Sponsor, any heating, air conditioning or other service machinery which is covered by insurance but not including any wall, ceiling or door decorations or coverings or other furniture, furnishings, fixtures or equipment installed by Home Owners in the Homes); and the Board of Managers or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Managers may assess all the Home Owners for such deficit as part of the common charges.

If 75% or more of the Homes are destroyed or substantially damaged and 75% or more of the Home Owners do not duly and promptly resolve to proceed with repair or restoration, the Property shall be subject to an action for partition at the suit of any Home Owner or lienor, as if owned in common in which event the net proceeds of sale, together with the net proceeds of insurance policies (or if there shall have been a repair or restoration pursuant to the first paragraph of this Section 3, and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration) then the excess of such insurance proceeds shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Home Owners in proportion to their respective common interests, after first paying out of the share of each Home Owner the amount of any unpaid liens on his Home, in the order of the priority of such liens.

#### ARTICLE VIII. HOUSE RULES

Section 1. In addition to the other provisions of these By-Laws, the following house rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Board of Managers shall govern the use of the Homes and the conduct of all residents thereof.

Section 2. All Homes shall be used for residential purposes only as such term is defined in the Declaration.

Section 3. Owners of a Home, members of their families, their employees, tenants, guests and their pets shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance to other said owners, or in such a way as to be injurious to the reputation of the Condominium.

Section 4. The common elements shall not be obstructed, littered, defaced or misused in any manner.

Section 5. Every Home Owner shall be liable for any and all damage to the common elements and the property of the Condominium, which shall be caused by said Home Owner or such other person for whose conduct he is legally responsible.

Section 6. Every Home Owner must perform promptly all maintenance and repair work to his own Home which, if omitted, would affect the Community in its entirety or in a part belonging to other Home Owners, or the building of which his Home forms a part, he being expressly responsible for the damages and liabilities that his failure to do so may engender.

Section 7. No alterations to the exterior of the Home or any part of the common elements may be made without the written consent of the Board of Managers. No alterations to the inside of a Home which would impair the structural soundness of the Building may be made without the written consent of the Board of Managers. Consent may be requested by mailing a letter, certified mail, return receipt requested to the Management Agent, if any, or to the President of the Board of Managers, if no Management Agent is employed. The Board of Managers shall have the obligation to answer within sixty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration. The provisions of this paragraph shall not apply to Owner.

Section 8.

(a) No resident of the Community shall post any advertisement or posters of any kind (except a sign no larger than 1 foot by 2 feet containing the name of a professional tenant or Home Owner, the designation of his profession and the word "office" and located in the Home or the common elements restricted to the use of the Home Owner) in or on the Community except as authorized by the Board of Managers.

(b) It is prohibited to hang garments, rugs, etc., from the windows or from any of the Buildings or to string clothes lines on or over the common elements (including the irrevocably restricted areas) or to use any of the common elements (including the irrevocably restricted areas) for storage purposes.

(c) No fence or gate shall be erected in the Community without the prior written consent of the Board of Managers.

#### ARTICLE IX. DEFAULT

In the event a Home Owner does not pay any sums, charges or assessments required to be paid when due, the Board of Managers, acting in behalf of the Board shall notify the Home Owner and the mortgagee, if any, of such Home. If such sum, charge or assessment shall remain unpaid for 90 days after the giving of such notice, the Board may foreclose the lien encumbering the Home as a result of the non-payment of the required monies as set forth in the Declaration (subject to the lien of any first mortgage), in the same manner as the foreclosure of a mortgage. In the event the owner of a Home does not pay the assessment required to be paid by him within ninety (90) days of its due date, said sum shall bear interest at the rate of six percent (6%) per annum from its due date and said Home Owner shall be liable for the Condominium's reasonable costs and a reasonable attorney's fee incurred by it incident to the collection or enforcement of such lien.

#### ARTICLE X. AMENDMENTS

These By-Laws may be altered, amended or added to at any duly called Home Owners meeting; provided: (1) that the notice of the meeting shall contain a full statement of the proposed amendment; (2) that the amendment shall be approved by eighty percent (80%) of the Home Owners in number and common interest and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. However, no amendment will affect or impair the validity or priority of the Home Owners' interest and the interests of holders of a mortgage encumbering a Home or Homes.

#### ARTICLE XI. SELLING, MORTGAGING AND LEASING HOMES

Section 1. Selling and Leasing Homes. Any Home may be conveyed or leased by its Home Owner free of any restrictions except that no Home Owner shall convey, mortgage, pledge, hypothecate, sell or lease his Home unless and until all unpaid common charges assessed against his Home shall have been paid to the Board of Managers. However, such unpaid common charges can be paid out



1763

*Chief*

John McCann

*Deputy Chiefs*

George Babcock

Thomas Gorton

Edward Kirwan

Michael Popowick

Robert Welsh

Sidney Weinheim

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

TO: Town of New Windsor Planning Board  
FROM: Fire Inspector

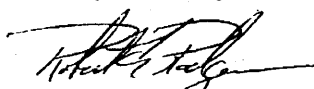
SUBJECT: Plan Approvals  
DATE: 11 August 1976

Please be advised that the following plans have been approved by the Town of New Windsor's Fire Prevention Bureau on 10 August 1976.

Long John Silver Seafood Shoppe  
Temple Hill Home for Adults (Floor Plan only)  
Kanaje Corporation (Phase I only)

Thank you for your time.

Respectfully,



Robert E. Rodgers

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

July 19, 1976

Mr. Henry VanLeeuwen, Chairman  
Planning Board  
Town of New Windsor  
New Windsor, New York 12550

Re: Oakland Academy

Dear Mr. Chairman:

Per the request of Mr. Loscalzo at my last presentation before your Board on Wednesday, July 14, 1976, I have inquired whether formal written approval can be obtained from the Hudson River Valley Commission. I spoke with Mr. Thomas Ciampa formerly of the Hudson River Valley Commission on Monday, July 19, 1976 and he advised me that although the Commission exists legally, there is no staff and, therefore, it is impossible to receive any correspondence. He referred to a letter dated April 9, 1976 (copy enclosed) which notes in its last paragraph "If at the end of this period the Commission has not informed you to the contrary, you may proceed with your project." This is the Commission's way of approving the proposal.

If any Board member requests additional information, I suggest he contact either Mr. Ciampa or Mr. Patrick Higgins. The telephone number is 518-474-0409.

Hopefully this will satisfy your inquiry.

Very truly yours,

*Vincent Q. Giffuni*

VINCENT Q. GIFFUNI

VQG/eh  
Encl.



NEW YORK STATE PARKS & RECREATION Agency Building 1, Empire State Plaza, Albany, New York 12238 Information 518 474-0456  
Orin Lehman, Commissioner

April 9, 1976

Mr. Vincent Q. Giffuni  
Kanaje Corporation  
323 North Main Street  
Spring Valley, NY 10977

Dear Mr. Giffuni:

Re: Project #020-H76  
Plum Point  
Town of New Windsor  
Orange County

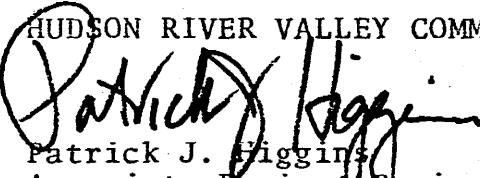
The Hudson River Valley Commission has received all data necessary to complete the review of the above described project.

This letter is to notify you that the Commission, in accordance with Chapter 663 of the Laws of 1972, Section 750.31 of the Commission's Rules and Regulations, has begun formal review of your project. We respectfully call your attention to Section 750.31(d) of the Rules and Regulations of the Commission which provides that the sponsor of a project shall not undertake or continue his project for 30 days from the date of this notice.

If at the end of this period the Commission has not informed you to the contrary, you may proceed with your project.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

  
Patrick J. Higgins

Associate Project Review Planning Specialist

11

cc: Hon. William J. Larkin, Jr., Supervisor, Town of New Windsor  
Mr. Henry VanLeeuwen, Planning Board Chairman, Town of New Windsor  
Mr. Howard Collett, Building Inspector, Town of New Windsor

CERTIFIED MAIL

NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION

Raymond T. Schuler, Commissioner



Region 8 Office: 4 Burnett Boulevard, Poughkeepsie, New York 12603

June 24, 1976

Mr. Vince Giffuni  
Kanaje Corporation  
323 N. Main Street  
Spring Valley, New York 10977

RE: Access Drive  
Old Route 9W (SH 415)  
Oakland Academy  
Town of New Windsor  
Orange County

Dear Mr. Giffuni:

Pursuant to your meeting with Mr. J. Wickeri on 6/22/76, the following is a brief summary of the Department's position on the access design for the subject project.

We previously reviewed this site in April of 1974 and forwarded our comments on the access design. The new site plan, revised 3/22/76, has eliminated the auxiliary drive along the northerly property line (as we had suggested), but has not altered the location of the southerly drive. The Atzl & Scatassa Traffic Impact Study has recommended that acceleration and deceleration lanes be provided at this point to reduce the deleterious effects of the limited sight distance conditions and the high rate of speeds for northbound traffic. Although we may agree with the statement that the aforementioned improvements would "create a safer intersection" we still feel that the Department's suggestion to relocate the drive 175+ feet (minimum) to the north would eliminate the sight problem and would certainly provide safer access conditions. Consequently, we recommend that the drive be relocated, as discussed.

With reference to the Traffic Impact Study, we agree with the "directionality" but the evening peak highway volumes appear high. Per our discussion with Mr. Gottlieb, they assumed all vehicles were entering to provide a "factor of safety" for their capacity analysis and the change in our projections would not seriously affect the traffic patterns presently existing along Old Route 9W. Consequently, based on the Report, we do not feel that additional improvements to Old Route 9W will be required.

Also, per our discussion, we are basically concerned with the approach of the southerly access as it relates to the State highway. Providing the new roadway intersects Old Route 9W at a 90° angle, we would have no jurisdiction on the internal alignment but obviously a proper engineering design should be utilized. A one-way roadway would also meet with our approval if the developers feel that a right turn exit ramp would be preferable.

Mr. Vince Giffuni  
June 24, 1976  
Page 2


With reference to the geometric layout of the driveways, we recommend the following design:

1. 16+ foot roadways separated by an 8+ foot median.
2. 10+ foot shoulder width.
3. Curb section, 10+ foot parallel to Old Route 9W, extending around the radius and internally to the parking lot connections.
4. KEEP RIGHT signs at the ends of the medians.
5. Adequate radii to accommodate SU vehicles.
6. The dividing median on the south drive should be skewed to discourage and physically prevent left turn egress.
7. The legal controls, STOP and/or YIELD, will not be required as recommended in the STUDY since the State's Vehicle and Traffic Law (Section 1173) requires vehicles exiting from a private driveway to stop at a point where the driver has a view of approaching traffic.

We trust these comments are self explanatory, but if we can be of further assistance, please advise.

Very truly yours,

R. M. Gardeski  
Regional Traffic Engineer

By   
J. W. Wicker  
Asst. Civil Engineer

RMG/JWW/tjh

cc: T. Mason, Acting Resident Engineer, Residency 8-5

NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION

Raymond T. Schuler, Commissioner



Region 8 Office: 4 Burnett Boulevard, Poughkeepsie, New York 12603

June 29, 1976

Mr. Vittorio Scatassa  
Atzl & Scatassa Associates  
12 Bardonia Mall  
Bardonia, New York 10954

RE: Access Drive  
Old Route 9W (SH 415)  
Oakland Academy  
Town of New Windsor  
County of Orange

Dear Mr. Scatassa:

We have reviewed the revised plans for the southerly access point which will serve the subject project and agree in concept with the scheme. However, we offer the following suggestions to provide the best geometric layout possible, in accordance with Department standards:

To eliminate the "S" curve in the exit portion of the drive, we suggest a straight tangent approach on a 60° angle. The northerly curb line has been adjusted accordingly with a 17+ foot radius at the intersection with Old Route 9W. We also suggest a 20+ foot radius on the connection to the parking area.

In order to reduce the throat on the entrance portion of the drive, we recommend a 30+ foot radius which is adequate for the vehicles which will be generated by the development of this site.

To properly post the intended design, the following signs will be required per the New York State Manual of Uniform Traffic Control Devices:

R122A-R KEEP RIGHT  
R51A DO NOT ENTER  
R50A-L ONE WAY ARROW  
R50A-R ONE WAY ARROW

Initially, the left-turn prohibition for exiting motorists will not be signed since we do not anticipate disobedience. However, if a problem develops, then a legal regulation will be enacted and the proper signs posted by the Department.

Mr. Vittorio Scatassa  
Atzl & Scatassa Sssoc.  
June 29, 1976  
Page 2

RE: Access Drive  
Oakland Academy

With reference to your request for specific details on the two drives, we suggest consulting with our Maintenance Office in Newburgh for their standards and specifications for the pavement, curb section and the drainage requirements:

T. Mason, Resident Engineer  
112 Dickson Street  
Newburgh, New York 12550

Very truly yours,

R. M. GARDESKI  
Regional Traffic Engineer

By



J. W. WICKERY  
Assistant Civil Engineer

RMG/JWW/rjs

cc: T. Mason, Resident Engineer

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

P.B.  
received  
June 19, 1976  
JH.

June 18, 1976

Office of the Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York

Attention: Mr. Harry Van Leeuwen, Chairman

Re: Oakland Academy

Dear Mr. Chairman:

This letter is to update you as to the status of the above project regarding its other requirements.

On Wednesday, June 16, 1976, the New Windsor Town Board granted the extension of sewer district no. 9 to include the Oakland Academy parcel. The remaining item is receiving New York State Department of Transportation approval. I have been informed through my engineers that there is an objection by the D.O.T. regarding the southerly entrance to the development. In this regard I am meeting with state officials on Tuesday, June 22, to resolve this matter. I will inform your board as to the result of this meeting. When approval is received from this department I will request a final meeting with your board in order to obtain final site plan approval. Prior to this meeting I would be glad to speak with members of your board regarding any other unanswered items.

Hoping to be before your board soon, I remain

Very truly yours,

KANAJE CORPORATION

*Vincent Q. Giffuni*  
Vincent Q. Giffuni

VQG:cg

cc/ Mr. Clayton White  
Bank of New York

Mr. John Wojak  
Chemical Bank

INTER-OFFICE CORRESPONDENCE

Received  
April 14, 1976  
Sgt.

SUBJECT Kanaje Corporation

DATE: 12 April 1976

TO: Town of New Windsor Planning Board

FROM: Town Fire Inspector

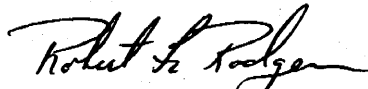
1. Contents of Subject - Do not use if going to only one individual. This should be reflected in "TO".
2. If this information is to go to more than one Department, Route it as follows:

To:

Please be advised that the Kanaje Corporation site plan in regard to the Emergency Vehicle Way, the water main size of eight (8) inch, and the hydrant locations, has been approved by the Bureau of Fire Prevention at a meeting held on Saturday, 3 April 1976.

I would like to thank the Kanaje Corporation for their full cooperation which was shown this department.

Respectfully submitted,

  
Robert F. Rodgers

cc; Town Engineer

INTER-OFFICE CORRESPONDENCE

*received 4/14/76*  
SUBJECT Oakland Academy

DATE: 4/14/76

TO: Mr. H. Van Leeuwen, Chairman  
Planning Board

FROM: Paul V. Cuomo, P. E.  
Town Engineer

1. Contents of Subject - Do not use if going to only one individual. This should be reflected in "TO".
2. If this Information is to go to more than one Department, Route it as Follows:

To:

I have reviewed the Engineering reports for the sanitation, water and storm drainage for Oakland Academy, N. Y. Rt. 9W, Town of New Windsor.

Besides reviewing, I have inspected the project in field in stages with Project Engineer, with my recommendations being incorporated in plan, and I find the report and plans for sanitation, water and drainage satisfactory at this time.

*Paul V. Cuomo mfl*

Paul V. Cuomo, P. E.  
Town Engineer

cc: Shirley Hassdenteufel  
Sec. Planning Board

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

RECEIVED  
SEP 8 1976

NEW WINDSOR PLANNING BOARD  
September 8, 1976

Philip A. Crotty, Jr., Esq.  
Town Attorney  
Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12550

Re: Proposed Restrictive Covenants for  
Oakland Development in New Windsor

Dear Phil:

As suggested by you, I am including in the restrictive covenants the prohibiting of unregistered vehicles, etc. within the common areas of the condominiums. I suggest that Section 8 (b) have the following insertion after the word "purposes" on line 5, "to include trailers, boats or unregistered motor vehicles or habitable motor vehicles such as camping trailers or mobile homes".

Since the earlier submission combined with this revision will meet your approval and I hope that of the Board's, I am sending under separate cover the proposed restrictions in final form.

Very truly yours,

Vincent Q. Giffuni  
VINCENT Q. GIFFUNI


VQG/eh

cc: Chairman - Town Planning Board

MOTION BY MEMBER

SECONDED BY MEMBER

Spegnardo  
Argenis

That the Town Planning Board of the Town of New Windsor grant final site plan approval to KANAJE CORPORATION for its proposed 342  condominium units at the OAKLAND ACADEMY site in the Town of New Windsor; provided that the prospectus to be filed with the NYS Department of State and individual deeds to the various condominium purchasers contain the attached restrictive covenants; and provided further that the KANAJE CORP. deliver upon demand of the Town Attorney a bargain and sale deed to PARKLAND PROPERTIES identified on the site plan for dedication to the Town of New Windsor, and provided further that the grant of said lands shall <sup>be</sup> free of all encumbrances; and provided finally that the Town Attorney and the Town Building Inspector are authorized to withhold building permits in the event the turnover of the parklands is not accomplished within a reasonable period after demand for the parklands deed by the Town Attorney.

ROLL CALL:

Carmelli - aye, Spegnardo - aye  
Lance - aye, May - Van Leeuwen - aye

MOTION CARRIED:

RESTRICTIVE COVENANTS  
FOR  
CONDOMINIUM PURCHASERS  
AT PLUM POINT

The following restrictions are to be enforced at the Plum Point development subject to the approval of the Attorney General's office and any and all mortgagees:

Section 1. In addition to the other provisions of these By-Laws, the following house rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Board of Managers shall govern the use of the homes and the conduct of all residents thereof.

Section 2. All homes shall be used for residential purposes only as such term is defined in the Declaration.

Section 3. Owners of a home, members of their families, their employees, tenants, guests and their pets shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance to other said owners, or in such a way as to be injurious to the reputation of the condominium.

Section 4. The common elements shall not be obstructed, littered, defaced or misused in any manner.

Section 5. Every home owner shall be liable for any and all damage to the common elements and the property of the condominium, which shall be caused by said home owner or such other person for whose conduct he is legally responsible.

Section 6. Every home owner must perform promptly all maintenance and repair work to his own home which, if omitted, would affect the community in its entirety or in a part belonging to other home owners, or the building of which his home forms a part, he being expressly responsible for the damages and liabilities that his failure to do so may engender.

Section 7. No alterations to the exterior of the home or any part of the common elements may be made without the written consent of the Board of Managers. No alterations to the inside of a home which would impair the structural soundness of the building may be made without the written consent of the Board of Managers. Consent may be requested by mailing a letter, certified mail, return receipt requested to the Management Agent, if any, or to the President of the Board of Managers, if no Management Agent is employed. The Board of Managers shall have the obligation to answer within sixty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration. The provisions of this paragraph shall not apply to owner.

Section 8.

(a) No resident of the community shall post any advertisement or posters of any kind (except a sign no larger than 1 foot by 2 feet containing the name of a professional tenant or home owner, the designation of his profession and the word "office" and located in the home or the common elements restricted to the use of the home owner) in or on the community except as authorized by the Board of Managers.

(b) It is prohibited to hang garments, rugs, etc., from the windows or from any of the buildings or to string clothes lines on or over the common elements (including the irrevocably restricted areas) or to use any of the common elements (including the irrevocably restricted areas) for storage purposes, to include trailers, boats or unregistered motor vehicles or habitable motor vehicles such as camping trailers or mobile homes.

(c) No fence or gate shall be erected in the community without the prior written consent of the Board of Managers.

SECTION 9. OF THE BOARD OF MANAGERS.

SECTION 10. OF THE BOARD OF MANAGERS.

SECTION 11. OF THE BOARD OF MANAGERS.

SECTION 12. OF THE BOARD OF MANAGERS.

SECTION 13. OF THE BOARD OF MANAGERS.

SECTION 14. OF THE BOARD OF MANAGERS.

SECTION 15. OF THE BOARD OF MANAGERS.

SECTION 16. OF THE BOARD OF MANAGERS.

SECTION 17. OF THE BOARD OF MANAGERS.

SECTION 18. OF THE BOARD OF MANAGERS.

SECTION 19. OF THE BOARD OF MANAGERS.



1703

OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
914-565-8550

August 20, 1976

Mr. Vincent Q. Giffuni, Vice President  
Kanaje Corporation  
323 North Main Street  
Spring Valley, N. Y. 10977

RE: PROPOSED RESTRICTIVE COVENANTS FOR OAKLAND DEVELOPMENT IN  
NEW WINDSOR

Dear Vinnie:

I am enclosing a set of 10 proposed restrictive covenants for your review with respect to the Oakland Academy Condominium Development in New Windsor.

I originally prepared these restrictive covenants while a student in law school for a subdivision rather than a condominium. A few changes will therefore be necessary to adapt the proposed covenants for condominium purposes.

Please get in touch with me after you have reviewed this material.

Very truly yours,

PHILIP A. CROTTY, JR.  
Town Attorney

PAC:pr

Enclosure

cc: Chairman -- Town Planning Board ✓



**ATZL & SCATASSA ASSOCIATES P.C.**

SURVEYORS-PLANNERS

April 5, 1976

Mr. Paul Como  
Town of New Windsor Engineer  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Re: Oakland Academy

Dear Mr. Como:

In reference to our meetings of March 24, 1976 and April 1, 1976,  
I would like to confirm the following:

- 1) The town has adequate capacity to service the water and sewers of the Oakland Academy development.
- 2) The sewage pumping station for Phase III, a 100 gpm Ejector station with dual compressors as manufactured by BIF Carlgen, and the gravity sewers of Phase I & II met with your approval.

It was a pleasure working with you and I hope I will have the opportunity to do so again.

Respectfully Submitted

Atzl & Scatassa Associates P.C.

Joseph W. Gottlieb P.E.

cc: Kanaje Corporation  
Mr. Vincent Giffuni

**RECEIVED**

APR 7 1976

TOWN ENGINEER'S OFFICE  
TOWN OF NEW WINDSOR

THEODORE F. ATZL, P.L.S.

VITTORIO SCATASSA, P.L.S.

12 Bardonia Mall, Bardonia, New York 10954 (914) 623-6166/Goshen, New York (914) 294-7868

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

April 28, 1976

Peter Garrison, A.I.P.  
Commissioner of Planning  
Orange County Department of Planning  
124 Main Street  
Goshen, New York 10924

Re: NWT 74-5-N  
Oakland Academy

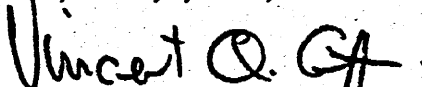
Dear Mr. Garrison:

I am in receipt of a copy of your office's review for the above noted parcel, and I am quite dismayed by these comments. It was my belief that the revised plan as submitted to the Planning Board many months ago complied with the written recommendations of your department in a letter to the Planning Board dated April 11, 1974. Additionally, this revised site plan satisfies the comments of Mr. Lloyd E. Wright as noted in his March 20, 1974 review.

Regarding your office's comments that this plan should be submitted to the Hudson River Valley Commission, please be advised that this submission was made some time ago and it is the opinion of Mr. Pat Higgins of that office that the revised plan is an ideal one and his office has no objection to it. While Mr. Joel Shaw of your office advised me that his comments would be non-binding at this time, I was truly hopeful that Kanaje Corporation would have been able to receive your approval as well as the approvals of other agencies.

I regret our inability to come to an agreement at this time, and remain,

Very truly yours,



VINCENT Q. GIFFUNI  
Vice President - Construction

VQG/eh

cc: Hudson River Valley Commission  
✓ New Windsor Planning Board

# Edward Gaudy

Environmental Design  
Site Planning, Landscape Architect  
Member, American Society  
of Landscape Architects

137 Piermont Avenue  
South Oyster Bay, New York 10970  
(516) 352-6111

April, 1976

Re: OAKLAND ACADEMY  
Housing Project  
Town of New Windsor, New York.

## LANDSCAPE DEVELOPMENT

### DESIGN CRITERIA:

A visit to the site revealed the existence of magnificent tree specimens that shall be saved from destruction. It is suggested that at the time of construction and after staking of all buildings, a careful tally of all specimens in good condition be conducted to determine the feasibility of adjusting the building location as well as the alignment of walks, roads and utilities for the purpose of preserving them. This procedure will not only benefit the developer with savings in landscaping but the Town and the future residents by preserving the "Estate" character of this exceptional parcel of land.

In all possible instances, even the existing shrubbery, in addition to the trees, should be preserved. Mainly around the existing building and alongside the front property line. Maintaining the existing plant material along Old Route 9W, will result in a built-in screen with acoustical, glare and reflection control properties.

The proposed planting has been planned to provide a residential character to the project. The ultimate location of all plant material will be established at the site after completion of construction to obtain maximum results in accordance to guidelines for aesthetic and space definition, screening, wind and temperature control, traffic routing and solar control.

The selection of material was based in the properties of the different species in relation to survival in a semi-urban condition, to ease of maintenance, habit of growth in relation to the creation of spaces, fall coloring, shade casting and screening properties.

The concept relies on the importance of deciduous trees to relate the building masses and create a cooling effect in summer, bring the anticipation of spring to every window and display to its best the fall coloring. The ever-green trees provide a skeletal linkage that unifies the design throughout. Flowering trees and shrubs provide the transition to human scale between the tall trees and buildings to the expanse of lawns. On purpose, the typical "foundation" planting was avoided around each building since it is anticipated that the architectural quality of the structures would not need hiding. Obviously, when all details are worked out at each building at the completion of construction, plants from the enclosed lists will be placed to emphasize entrances and define circulation without the need of signs.

EDWARD GAUDY, A.S.L.A.

# Edward Gaudy

Environmental Design  
Site Planner, Landscape Architect  
Member, American Society  
of Landscape Architects

137 Piermont Avenue  
South Nyack, New York 10960  
(914) 355-6444

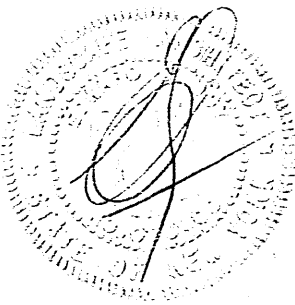
## OAKLAND ACADEMY Housing Project Town of New Windsor, New York.

### PLANT MATERIAL LIST for Drawings P-1 & P-2. Phases I, II & III.

#### MAJOR TREES - Deciduous

Z	Zelkova serrata	Village green Zelkova	2"-2½" cal	26
S	Sophora japonica	Regent sophora	2"-2½" "	53
L	Liquidambar styraciflua	Sweetgum	2"-2½" "	21
LX	Larix europaea	European larch	2½"-3" "	14
B	Betula papyrifera	Canoe birch	12'-14' ht.	32
M	Acer saccharum	Sugar maple	2"-2½" cal	45
G	Ginkgo biloba	Maidenhair tree	2"-2½" "	75
GL	Gleditsia triac. inermis	Shademaster Honeylocust	2"-2½" "	88
K	Cercidiphyllum japonicum	Katsura tree	3"-3½" "	8
P	Populus nigra italica Thev.	Theves Lombardy poplar	2"-2½" "	27
TA	Tilia americana	American linden	2"-2½" "	14
PH	Phellodendron amurense	Amur cork tree	2"-2½" "	13
PO	Quercus palustris	Pin oak	2"-2½" "	42
RO	Quercus borealis	Red oak	2"-2½" "	23
SO	Quercus coccinea	Scarlet oak	2"-2½" "	30

(cont)



MAJOR TREES - Evergreen

AP <i>Pinus nigra</i>	Austrian pine	5'-6'	ht	156
BP <i>Pinus thumbergi</i>	Japanese Black pine	5'-6'	"	150
DF <i>Pseudotsuga taxifolia</i>	Douglas fir	5'-6'	"	13
NS <i>Picea abies</i>	Norway spruce	6'-8'	"	26
WP <i>Pinus strobus</i>	White pine	6'-8'	"	30
H <i>Tsuga canadensis</i>	Canadian hemlock	5'-6'	"	51

FLOWERING AND MINOR TREES

D <i>Cornus florida</i>	White flowering dogwood	10'-12'	ht	85
WH <i>Crataegus phaenopyrum</i>	Washington hawthorne	8'-10'	"	7
CR <i>Malus</i> spp. (Snowcloud)	Double flowering crabapple (white)	2"-2½"	cal	32
CR <i>Malus</i> spp. (Pink perfection)	" " (pink)	2"-2½"	"	30
RB <i>Cercis canadensis</i>	American redbud	8'-10'	ht	56
CL <i>Cladrastis lutea</i>	Yellowwood	2"-2½"	cal	21

EVERGREEN SHRUBS

TC <i>Taxus cuspidata densiformis</i>	Japanese spreading yew	18"-24"	spr	455
J <i>Juniperus chinensis</i> Pfitzer.	Pfitzer juniper	18"-24"	"	491
JH <i>Juniperus Chin. glauca</i> Hetzi	Hetz blue juniper	18"-24"	"	232
KL <i>Kalmia latifolia</i>	Mountain Laurel	18"-24"	"	118
RH <i>Rhododendron</i> spp.	Hybrid rhododendron	18"-24"	"	203
AZ <i>Rhodod. obtusum</i> Hino-crimson	Red evergreen azalea	18"-24"	"	326

(cont.)

DECIDUOUS SHRUBS

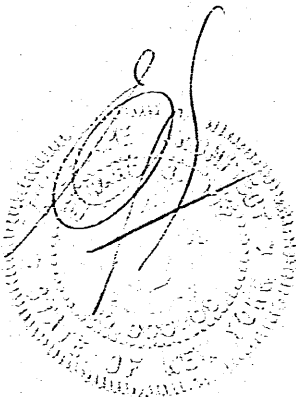
F	Forsythia intermed.spectabil.	Showy border forsythia	18"-24" ht.	147
SP	Spiraea prunif. plena	Bridalwreath	2'-3' "	228
EA	Euonymus alatus	Winged euonymus	2'-3' "	74
V	Viburnum dentatum	Arrowwood	3'-4' "	202
EC	Enkianthus campanulatus	Redvein enkianthus	15"-18" "	110
IC	Ilex crenata convexa	Convexleaf japanese holly	18"-24" "	58
BJ	Berberis julianae	Wintergreen barberry	18"-24" "	34

GENERAL NOTES

1.-Location of plants as shown in the plan is schematic and for guidance. At the time of construction the exact position will be set in the field under the direction of the Landscape Architect.

2.-All plant material shall conform to the "American Standard for Nursery Stock", American Association of Nurserymen, Inc. Plants shall be approved by the Landscape Architect before installation.

3.-Plants shall conform to "Standardized Plant Names", second edition, 1942, by the American Joint Committee on Horticultural Nomenclature, Kelsey & Dayton.



DECLARATION OF RESTRICTIVE COVENANTS

This Restrictive Covenant made this <sup>20<sup>th</sup></sup> day of *MAY*, 1975, by KANAJE CORPORATION (hereinafter "Kanaje"), a New York corporation having its principal office at 323 North Main Street, Spring Valley, New York to the TOWN OF NEW WINDSOR (hereinafter "Town"), a domestic municipal corporation, with offices at 555 Union Avenue, New Windsor, New York.

WHEREAS, Kanaje is the owner in fee simple of certain premises described in Schedule "A" annexed hereto, said premises being located in the Town, and

WHEREAS, the Town wishes to limit the development of said premises to be in accordance with its proposed R-5 zoning, and

WHEREAS, the parties hereto wish to effectuate the above upon the terms and conditions set forth below.

W I T N E S S E T H :

Kanaje hereby covenants to and with the Town, for itself, its successors, and assigns, as follows, with respect to premises described in Schedule "A" attached:

1. The number of units to be erected shall be limited to not more than 342 multifamily dwelling units with such units to be situated on approximately 30 acres of the premises. Said acres shall be on the upper portions of the premises, and shall not include any units along the bluff found on the property. Notwithstanding the aforesaid the proposed development shall be subject to review and approval by the Zoning Board of Appeals and the Planning Board of the Town of New Windsor as required by local law.

2. Subject to the approval of the Attorney General of the State of New York, if necessary, the main building on said premises shall be utilized for town recreational purposes as well as for the recreational purposes of the residents of the not more than 342 units. **SUBJECT TO THE APPROVAL OF THE ATTORNEY GENERAL OF THE STATE OF NEW YORK,** ~~Notwithstanding the aforesaid,~~ in the event the main building shall be used for club, restaurant or recreational facilities by Kanaje, its successors, grantees, or assigns, then residents of the Town of New Windsor shall be entitled to use and enjoy such facilities on the same basis as the owners, lessees or tenants of the proposed multifamily dwelling units and that the residents of the Town of New Windsor shall be required to pay membership or usage fees the same as or the equivalent of fees paid by owners, lessees or tenants.

3. The roadways within the proposed development are to be built according to Town specifications, and at least one roadway is to be situated to take advantage of scenic overlook of the Hudson River. Subject to the approval of said Attorney General, if necessary, all said roadways are to be offered to the Town for acceptance and dedication.

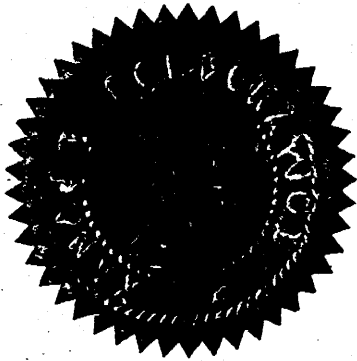
4. Parcel 2, containing 7.349 acres (+) as described in Schedule "A" together with approximately 20 other acres including the bluff area shall be deeded to the Town for the consideration of One Dollar upon the issuance of the first building permit allowing construction of the multifamily dwelling units.

5. The Town of New Windsor is the beneficiary to this restrictive covenant.

The above covenants shall run with the land and the Town, by accepting these covenants and recording this declaration, agrees that in the event the Town rezones the land described in Schedule "A" before the issuance of the

first building permits for units referenced in paragraph "1" above, then this restrictive covenant shall become null and void without the further act of any party thereto.

IN WITNESS WHEREOF, each of the parties hereto have caused this instrument to be executed and their corporate seals hereto affixed by their duly authorized officers the day and year first above written.

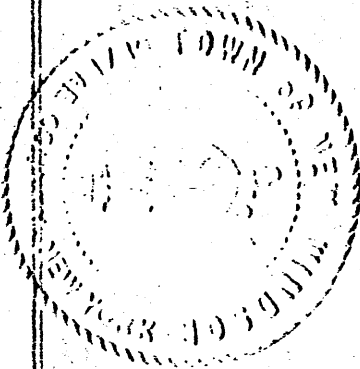


KANAJE CORPORATION

By: Samuel Shechter, President  
Samuel Shechter, President

TOWN OF NEW WINDSOR

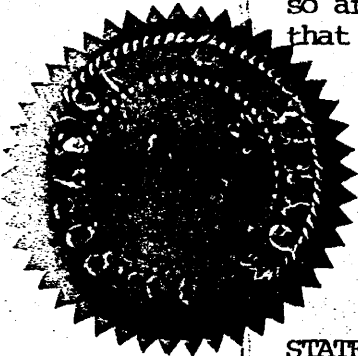
By: Walter D. Fisher  
Supervisor

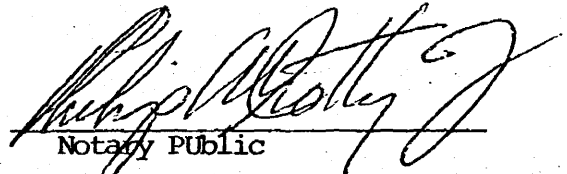


~~PHILIP A. GROTTY, JR.~~  
~~NOTARY PUBLIC, STATE OF N. Y.~~  
~~ORANGE COUNTY~~  
~~MY COMMISSION EXPIRES MAR. 30, 19~~ 76

STATE OF NEW YORK )  
 )SS.:  
COUNTY OF ORANGE )

On the 20<sup>th</sup> day of MAY, 1975, before me personally came SAMUEL SHECHTER to me known, who being by me duly sworn, did depose and say that he resides at No. 31 South Mountain Road, New City, New York; that he is the President of Kanaje Corporation, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

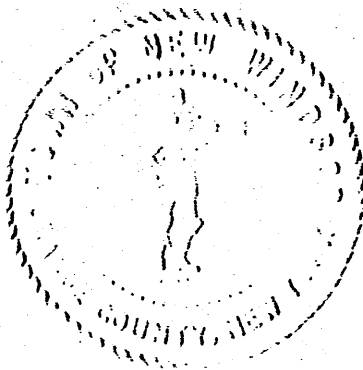


  
Notary Public

PHILIP A. CROTTY, JR.  
NOTARY PUBLIC, STATE OF N. Y.  
ORANGE COUNTY  
MY COMMISSION EXPIRES MAR. 30, 1976

STATE OF NEW YORK )  
 )SS.:  
COUNTY OF ORANGE )

On the 3 day of June, 1975, before me personally came MILTON FISCHER, to me known, who, being by me duly sworn, did depose and say that he resides at 1 Blooming Grove Turnpike, New Windsor, New York; that he is the Supervisor of the Town of New Windsor, New York, the municipal corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Town Board of said municipal corporation, and that he signed his name thereto by like order.



  
Notary Public

PHILIP A. CROTTY, JR.  
NOTARY PUBLIC, STATE OF N. Y.  
ORANGE COUNTY  
MY COMMISSION EXPIRES MAR. 30, 1976

All that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York being more accurately bounded and described as follows:

PARCEL 1

BEGINNING at a point on the easterly line of Route 9W said point being located at the northwest corner of lands now or formerly of Visconti as described in Liber 1856 Page 451; running thence along the easterly line of Old Route 9W the following two (2) courses and distances:

1. N25-21-02E a distance of 350.50 feet to a concrete monument.
2. N32-59-03E a distance of 1598.51 feet; running thence along the southerly line of lands retained by Sarcka the following two (2) courses and distances:

3. S41-05-57E a distance of 123.67 feet
4. S65-56-59E a distance of 701.90 feet; running thence along the westerly line of lands now or formerly of Penn Central Railroad the following seven (7) courses and distances:

5. S20-59-55W a distance of 586.71 feet
6. on a curve to the right having a radius of 2815.43 feet an arc length of 571.23 feet
7. S32-37-25W a distance of 715.18 feet
8. N46-29-35W a distance of 30.55 feet
9. S32-37-25W a distance of 585.29 feet
10. S 7-58-39E a distance of 46.10 feet
11. S32-37-25W a distance of 312.90 feet
12. S75-21-33W a distance of 65.00 feet
13. S83-21-33W a distance of 325.00 feet; thence

14. N47-53-27W a distance of 130.00 feet; thence
15. N15-03-02E a distance of 52.74 feet; thence
16. N36-00-33E along the easterly line of Lafayette Drive a distance of 115.18 feet running thence along lands now or formerly of Bonap Assoc. Inc. the following three (3) courses and distances:
  17. S53-59-27E a distance of 200.00 feet
  18. N36-00-33E a distance of 450.00 feet
  19. N53-59-27W a distance of 200.00 feet; running thence along the easterly line of Lafayette Drive the following two (2) courses and distances:
    20. N36-00-33E a distance of 25.00 feet
    21. N11-22-33E a distance of 119.96 feet; running thence along lands now or formerly of Bonap Assoc. Inc., Rhodes, Crist, Ray and Visconti the following four (4) courses and distances:
      22. N36-00-33E a distance of 211.99 feet
      23. N82-57-27W a distance of 22.20 feet
      24. N56-37-20W a distance of 197.90 feet
      25. N48-56-03W a distance of 220.21 feet to the point or place of beginning.

#### PARCEL 2

BEGINNING at a point on the easterly line of lands now or formerly of the Penn Central Railroad, said point being distant 106.63 feet as measured on a course of S79-09-57E from a point located at the end of course no. 7 of the previously described Parcel No. 1; running thence along the Hudson River the following six (6) courses and distances:

1. S26-59-05E a distance of 181.61 feet
2. S59-10-35E a distance of 172.10 feet
3. S42-10-05E a distance of 142.20 feet
4. S35-24-05E a distance of 242.00 feet
5. S17-02-35E a distance of 272.40 feet
6. S 9-28-22E a distance of 86.70 feet; thence
7. N65-47-39W along the northerly line of Windsor Building Supplies Co., Inc. a distance of 966.49 feet; running thence along the easterly line of lands now or formerly of Penn Central Railroad the following five (5) courses and distances:
  8. N32-37-25E a distance of 42.36 feet
  9. N77-54-31E a distance of 71.07 feet
  10. N32-37-25E a distance of 350.00 feet
  11. N12-39-41W a distance of 71.07 feet
  12. N32-37-25E a distance of 104.10 feet to the point or place of BEGINNING.

Together with an access road 20' wide for egress and ingress extending to Route 9W over lands of Windsor Building Supplies Co., Inc.

Also conveying all the right, title and interest in and to the lands lying under the waters of the Hudson River, being more fully bounded and described as follows: All that certain plot, piece or parcel of land lying, situate and being in the Town of New Windsor, County of Orange and State of New York and more particularly bounded and described as follows:

Beginning at a point distant N 32-37-25E 54.02 feet from the south-  
end of the course recited as being (12) in the 7.349 acre parcel above  
and thence (1) S 56-14-35E a distance of 1411.03 feet; running  
thence (2) S 31-15-25W a distance of 308.70 feet; running thence (3)  
N 65-07-39W a distance of 467.04 feet to the southerly end of the course  
recited as (6) in the 7.349 acre description.

10/7/75 #

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

555 Union Avenue  
New Windsor, N. Y. 12550  
October 7, 1975

Mr. Vincent Giffuni  
Kanaje Corporation  
323 N. Main Street  
Spring Valley, N. Y. 10977

RE: APPLICATION FOR SPECIAL PERMIT - #75-30

Dear Mr. Giffuni:

This is to confirm that the above application for special permit of Kanaje Corporation was granted at the October 6th, 1975 public hearing before the Zoning Board of Appeals. Also be advised that a formal decision will follow in the mail as soon as same has been adopted by the ZBA.

Yours truly,

PATRICIA DELIO, Secretary

/pd

cc: Howard Collett, Bldg. Inspector

Joseph Loscalzo, Chairman  
New Windsor Planning Board

TOWN OF NEW WINDSOR

RECEIVED

MAY 28 1975

1763

NEW WINDSOR PLANNING BOARD

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

May 12, 1975

Mr. Vincent Q. Giffuni  
Kanaje Corporation  
323 North Main Street  
Spring Valley, N.Y. 10977

Re: Oakland Academy and the Town of New Windsor

Dear Mr. Giffuni:

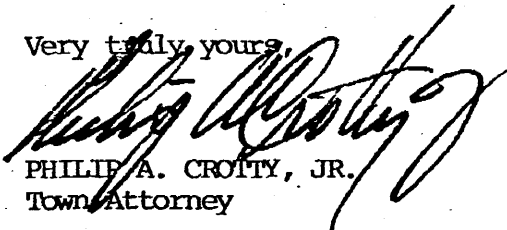
Supervisor Fischer has referred your letter of May 5, 1975 to me for reply.

It is the request of the Town of New Windsor that the specific elements of the proposal contained in the second paragraph of your letter be converted to an instrument in recordable form which may be filed in the Orange County Clerk's Office. The instrument should be in the form of a covenant running with the land, and may include contingent provisions referring to permission required from the State Attorney General with respect to condominium development.

It is also fair and therefore agreeable that provision may be made for cancellation of the restrictive covenant in the event the Town of New Windsor changes its position with respect to zoning prior to the time you have obtained final approval for your contemplated project.

Thank you for your prompt response to our request after discussion last week. Please telephone me if you have need to discuss this matter further.

Very truly yours,

  
PHILIP A. CROTTY, JR.  
Town Attorney

PAC/bb  
cc

Town Supervisor  
Town Board members  
Manuel Emmanuel Associates  
Chairman-Planning Board ✓

# KANAJE CORPORATION

323 North Main Street  
Spring Valley, N.Y. 10977  
(914) 356-4800

*received June 19, 1975*  
*Planning Board*  
*JH.*

June 17, 1975

Planning Board  
Town of New Windsor  
New Windsor, New York 12550

Re: Oakland Academy

Dear Mr. Chairman:

The recent zoning changes enacted in the Town of New Windsor have resulted in the above noted property being in the R-5 zoning designation. In light of this, I would appreciate coming before your Board in order to recommence a processing application that was submitted several years ago. I believe it would be in our best interests if I could make a workshop presentation in order to adequately update the members of your Board regarding Kanaje Corporation's intentions on this site.

Please advise me if this meeting can be arranged at your earliest convenience. Should you need additional preliminary information, contact me at the above number.

Very truly yours,

*Vincent Q. Giffuni*  
VINCENT Q. GIFFUNI

VQG/eh

78-27



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

May 30, 1985

Supervisor Petro  
and  
Town Board Members  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550

RE: PLUM POINT RECREATION FEES  
\$132,500.00

Dear Supervisor Petro  
and  
Town Board Members:

The Planning Board would like to recommend  
that the Town Board consider the following proposal:

Due to the size of Plum Point Project, located on  
9W and the subsequent inordinate amount of cash required  
prior to the start of construction an alternate method  
of payment for the recreational fees is proposed:

- (a) the payment of \$12,500 (which represents 50 units  
at the time of signing of the approved plan and
- (b) the payment of \$12,500 (which equals payment  
for 50 units at the time of application for the first  
building permit), and the payment thereafter in \$12,500  
increments at the time of pulling the 51st building  
permit, etc.

In summary, they propose to pay for 100  
units of recreational fees or \$25,000 prior to the  
time of obtaining the first permit and \$12,500  
at the increment of obtaining each 50 units so that  
the Town of New Windsor will always be 100 units ahead  
of their building permits.

Very truly yours,

*Henry J. Reys*  
HENRY J. REYNS  
Chairman

HJR/sh

*Engineering  
fee*

BLUM POINT ASSOCIATES  
733 YONKERS AVENUE  
YONKERS, NY 10704

1166

6/9 1985

55-7

PAY TO THE ORDER OF *Town of New Windsor*

\$ 100 <sup>00</sup>/<sub>100</sub>

The sum of 100 and 00/100 DOLLARS

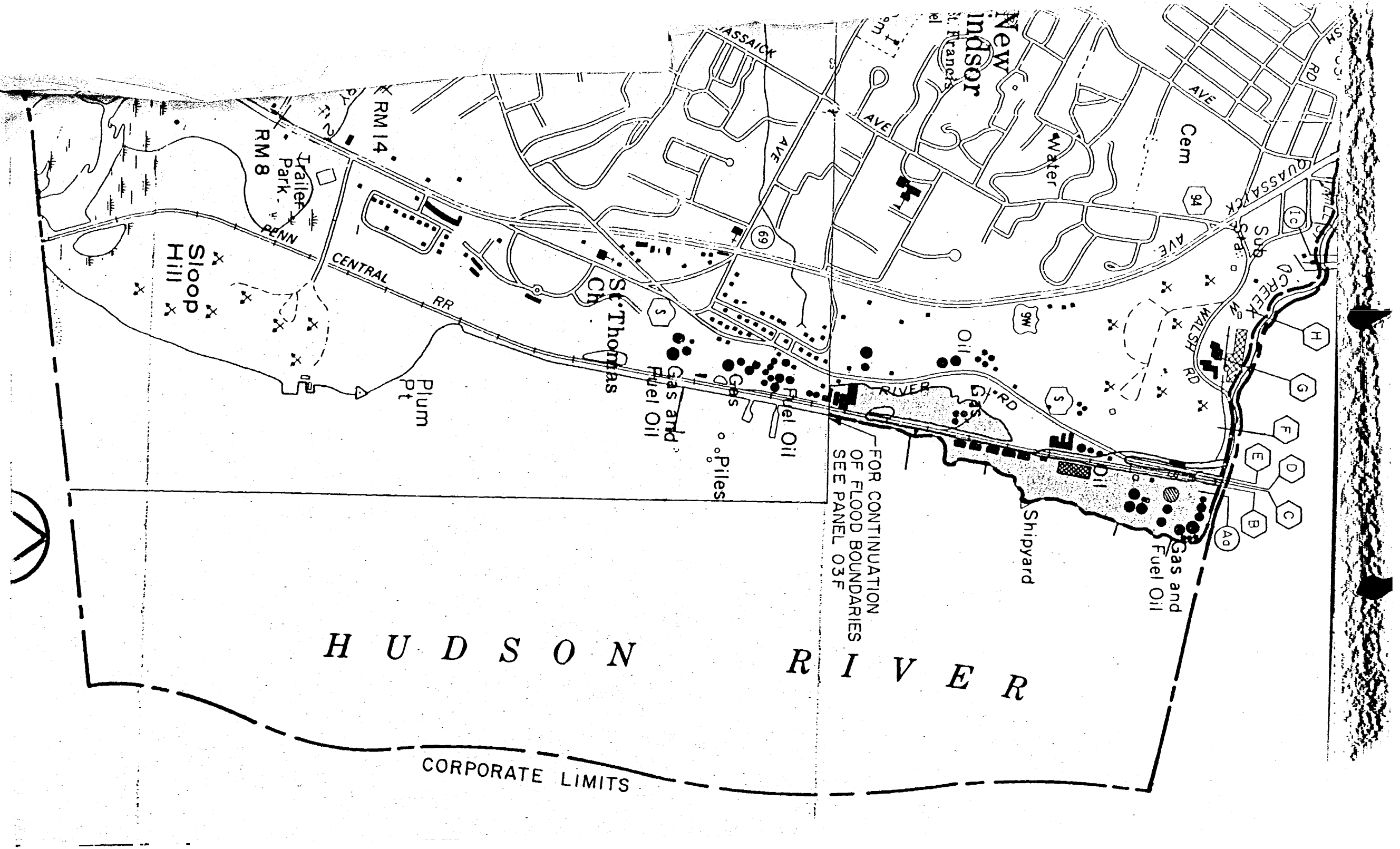
 **FIDELITY UNION BANK**  
N.A., GARDEN STATE  
10 FOREST AVE.  
PARAMUS, NY 07652

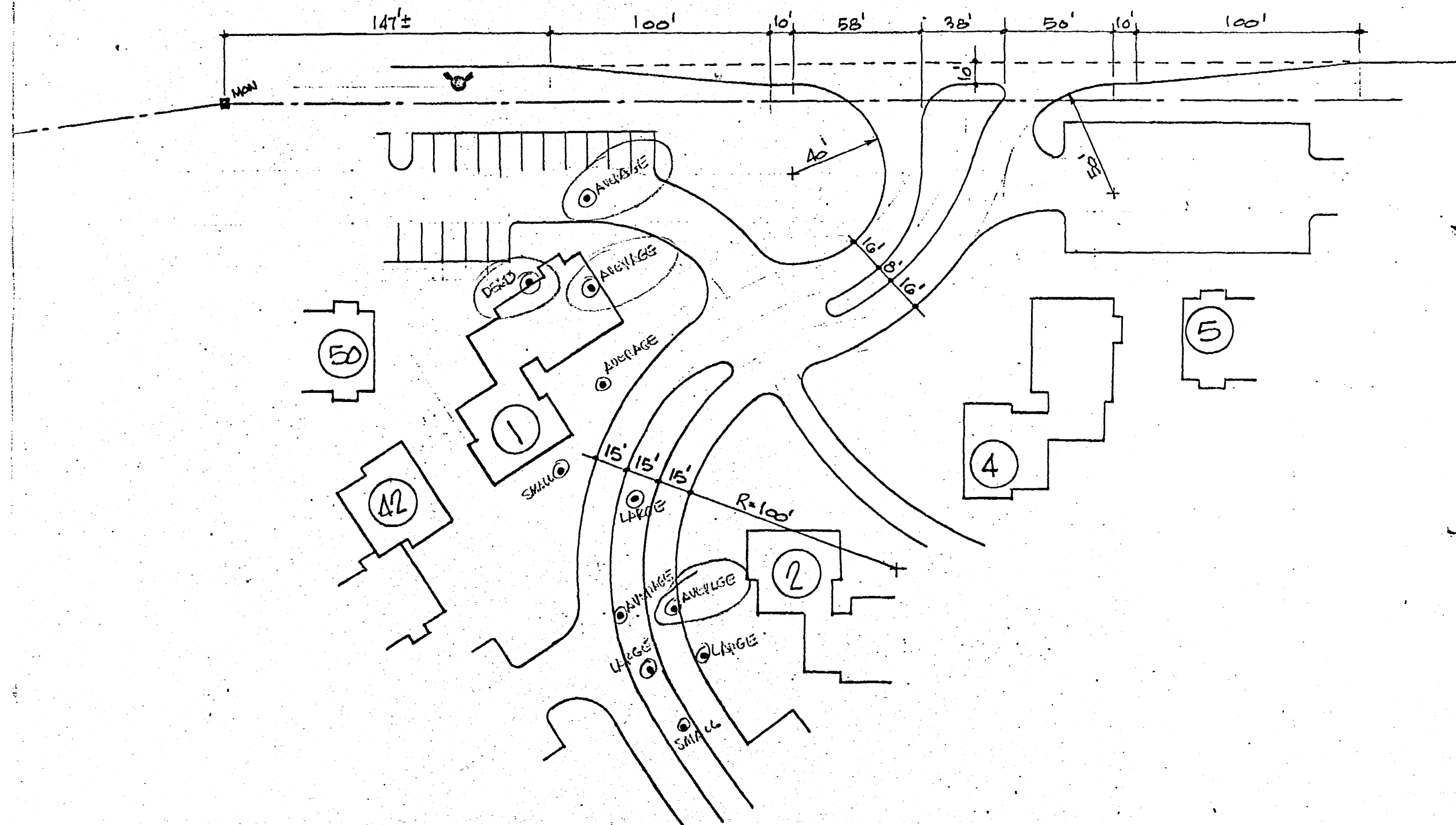
FOR ~~the fee~~ *Engineering fee*

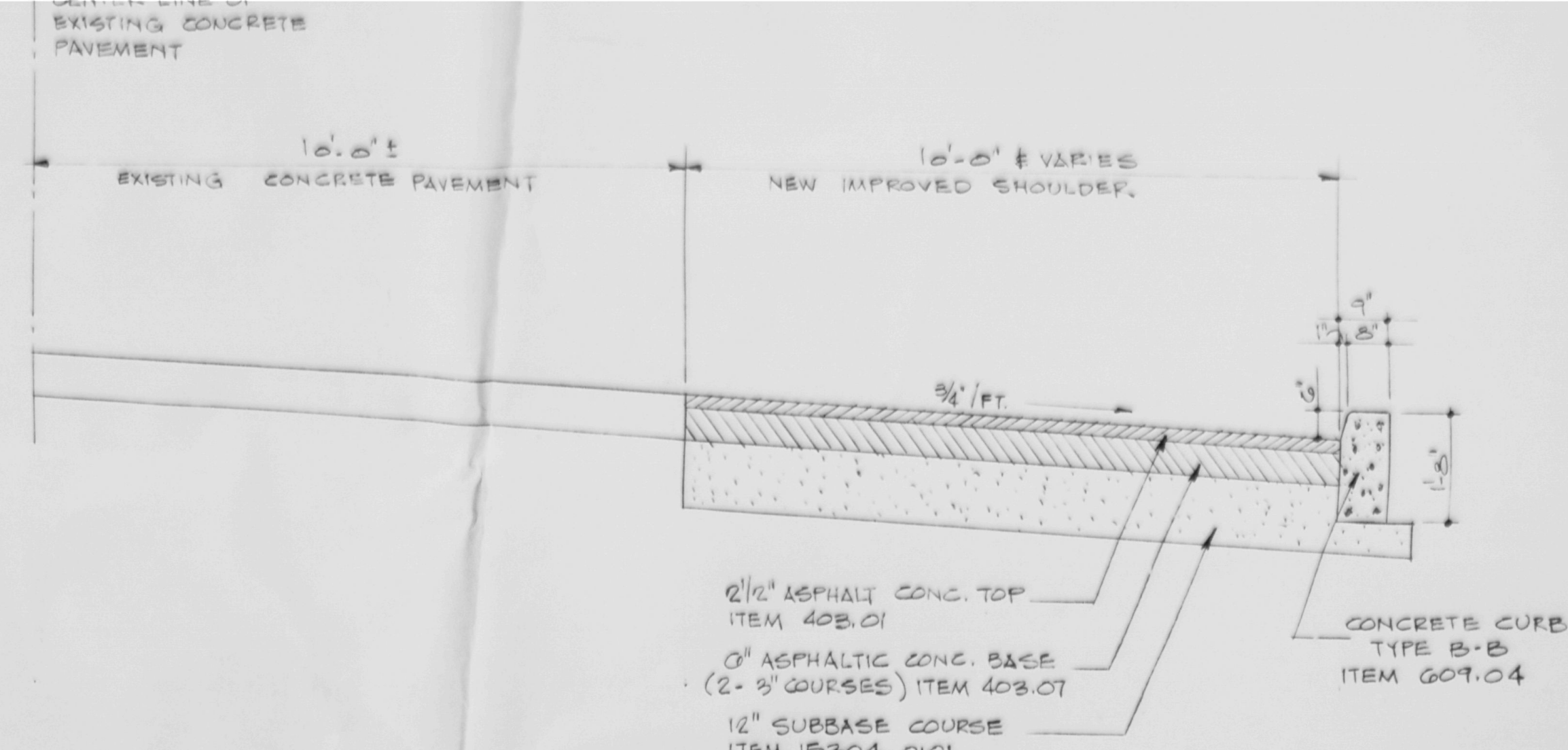
*Jerome Ottaviano*

⑆021200326⑆ 014 1 01385 4⑈

*Fee 6/24/85*







SHOULDER & CURB DETAIL  
(OLD ROUTE 9W ONLY)  
SCALE 1/2" = 1'-0"

**ATZL & SCATASSA ASSOCIATES P.C.**  
SURVEYORS - PLANNERS  
12 BARDONIA MALL, BARDONIA, N.Y. 10954

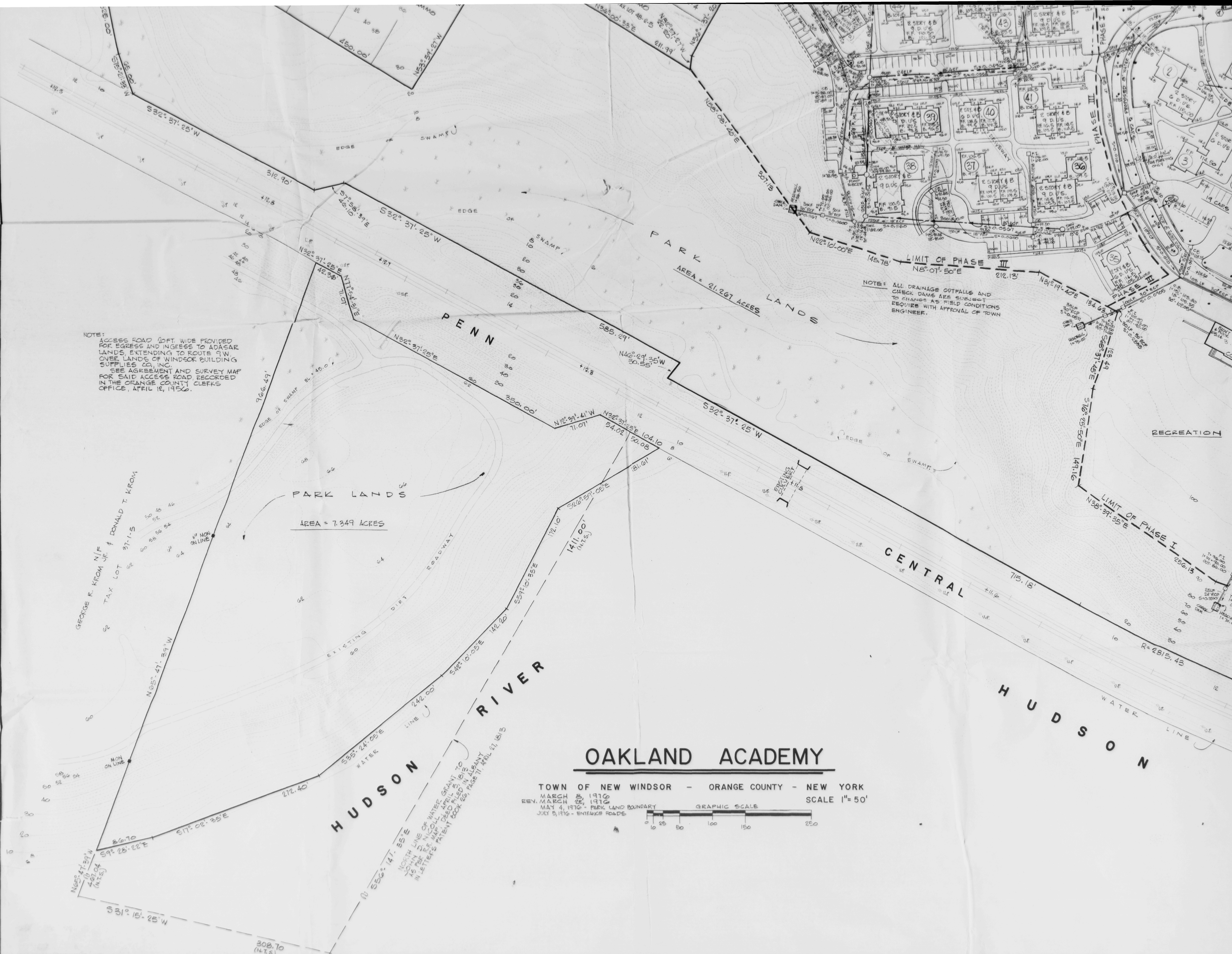
**STEPHEN B. JACOBS & ASSOCIATES**  
ARCHITECTS & CITY PLANNERS  
19 E. 57 ST., NEW YORK, N.Y. 10022

**KANAJE CORPORATION**  
DEVELOPER  
323 NORTH MAIN STREET, SPRING VALLEY, N.Y. 10977

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON Oct 13, 1994  
BY [Signature]

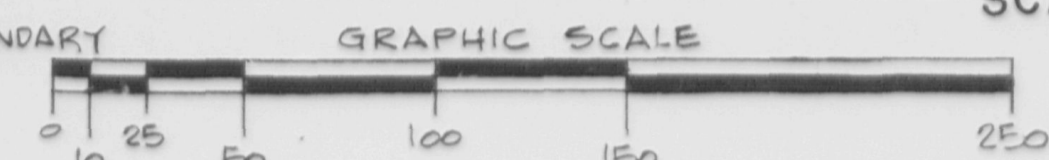
[Signature] JOSEPH W. GOTTLIEB  
N.Y.S. RE. LIC. 47142  
[Signature] VITTORIO SCATASSA  
N.Y.S. PLS. LIC. 41553

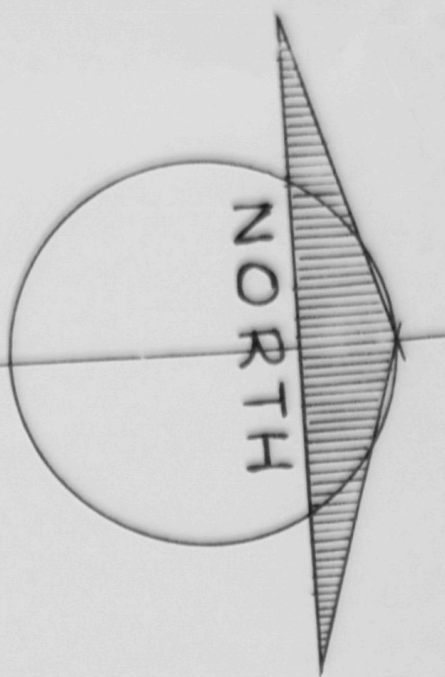




# OAKLAND ACADEMY

TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK  
MARCH 8, 1970  
REV. MARCH 22, 1970  
MAY 4, 1970 - PARK LAND BOUNDARY  
JULY 3, 1970 - ENTRANCE ROADS





NOTE:  
ACCESS ROAD 10 FT. WIDE PROVIDED  
FOR EGRESS AND INGRESS TO ADASAR  
LANDS, EXTENDING TO ROUTE 9 W.  
OVER LANDS OF WINDSOR BUILDING  
SUPPLIES CO., INC.  
SEE AGREEMENT AND SURVEY MAP  
FOR SAID ACCESS ROAD RECORDED  
IN THE ORANGE COUNTY CLERKS  
OFFICE, APRIL 12, 1956.

NOTE: ALL DRAINAGE OUTFALLS AND  
CHECK DAMS ARE SUBJECT  
TO CHANGE AS FIELD CONDITIONS  
REQUIRE WITH APPROVAL OF TOWN  
ENGINEER.

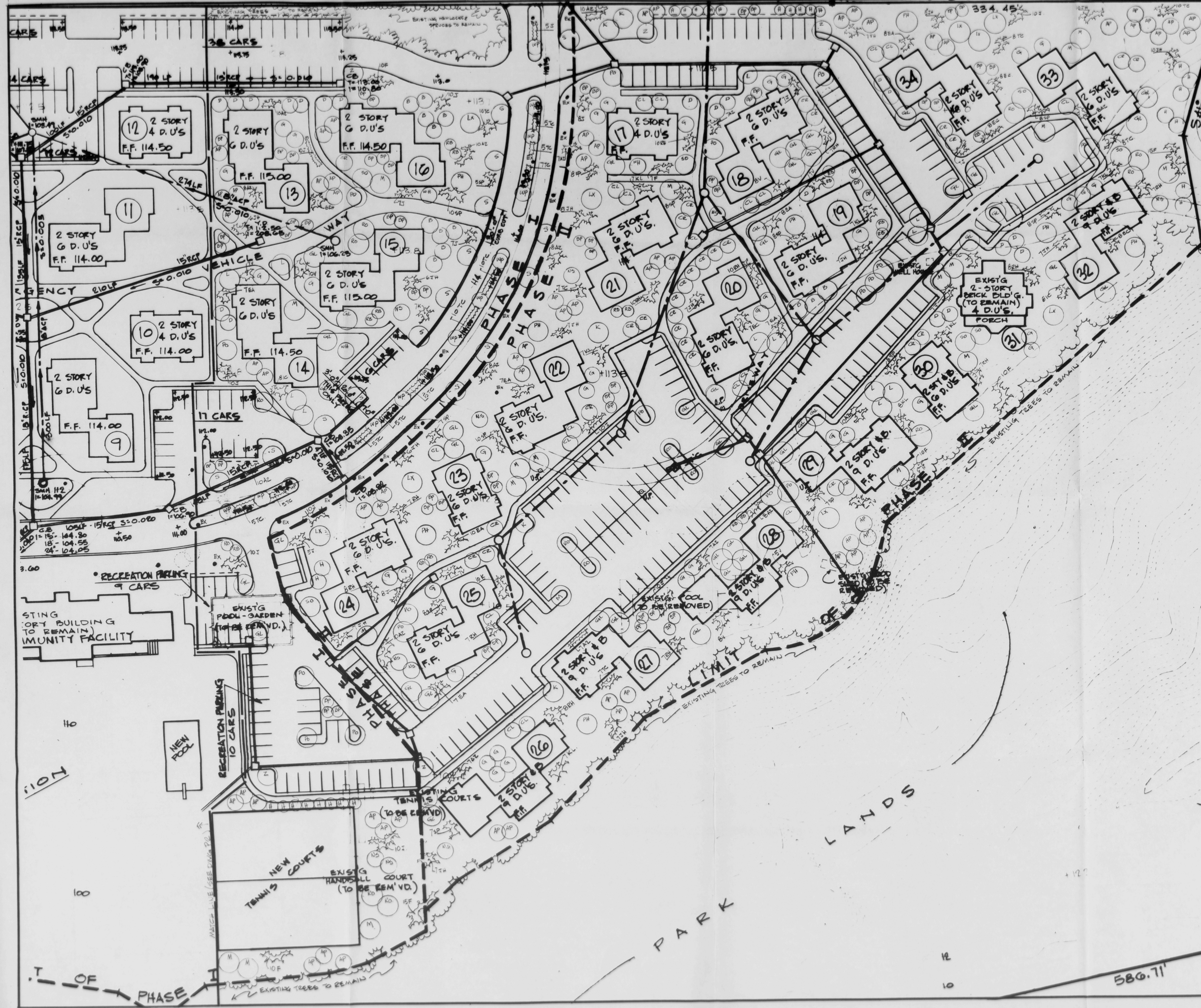
GEORGE R. KROM JR. & DONALD T. KROM  
TAX LOT 37-1-5

PARK LANDS  
AREA = 7.349 ACRES

PENN  
AREA = 21.267 ACRES

CENTRAL

RECREATION



EXIST'G DWELLING  
TAX LOT 37  
NIF  
PAUL & BARBAR

EXIST'G DWELLING

EXIST'G 2-STORY BRICK BLD'G. (TO REMAIN)  
4 D.U.'S  
PORCH

EXISTING TREES TO REMAIN

LANDS

PARK

NOTE: THE ENCLOSED PLANT MATERIAL LIST IS PART OF THIS DRAWING.

THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECT.

OAKLAND ACADEMY  
DESIGNED BY  
U.S.

PLANTING PLAN  
PART OF PHASE I & PHASE II

Edward Gaudy  
Professional Seal  
Site Planner, Landscape Architect  
Member, American Society  
of Landscape Architects  
137 Pleasant Avenue  
South Hackensack, New York 10986

SCALE  
1"=20'  
DATE  
4-7-76  
SHEET  
16 OF 20  
PAGE  
P2

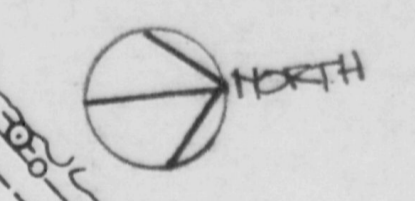
PRELIMINARY SITE PLAN  
SCALE 1" = 50' 0"

OAKLAND ACADEMY  
NEW WINDSOR, N.Y.

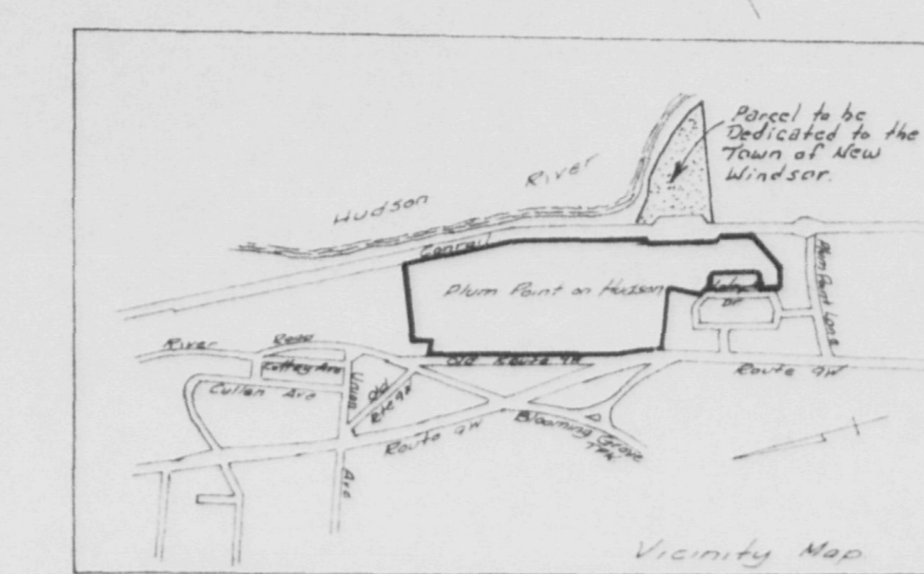
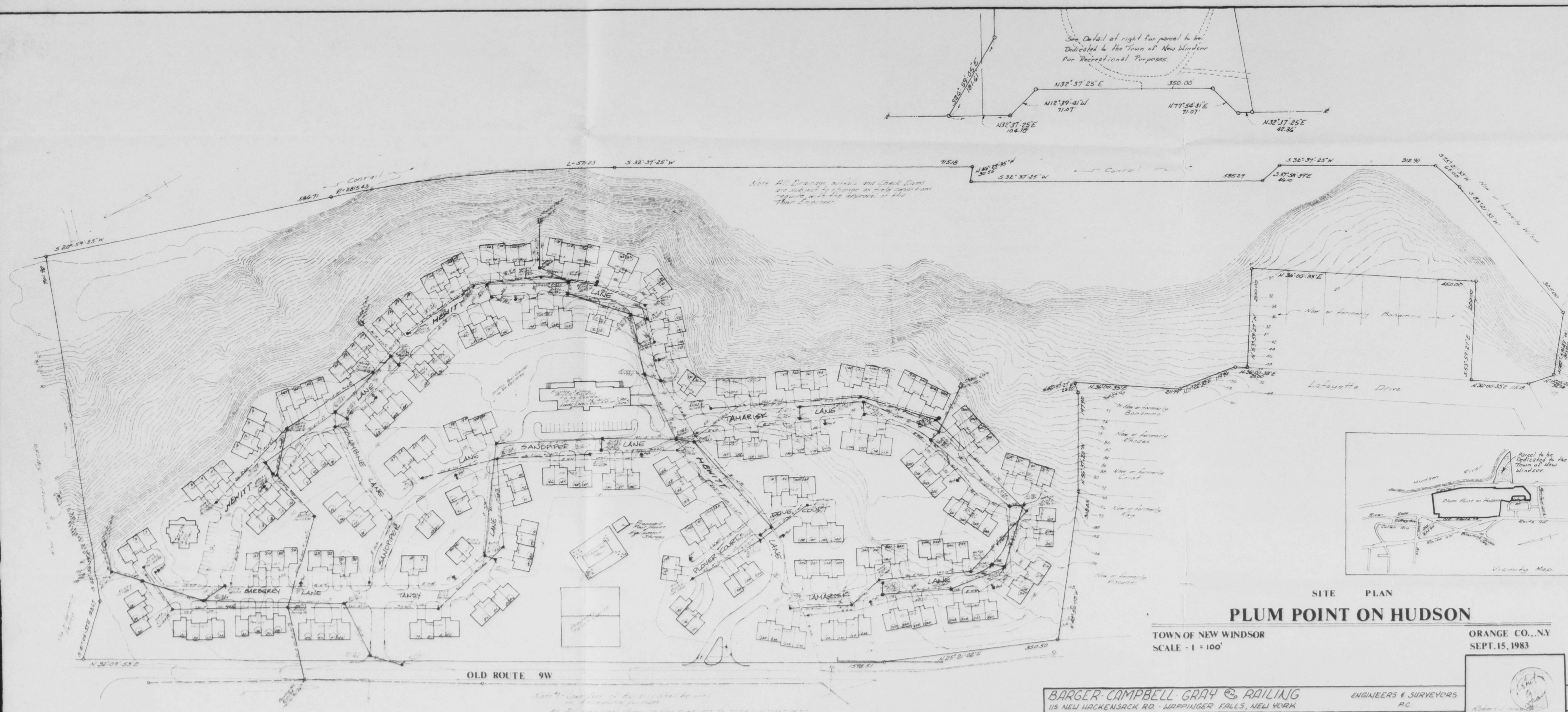
KANAJE CORPORATION  
DEVELOPERS SPRING VALLEY, N.Y.

STEPHEN B. JACOBS & ASSOCIATES P.C.  
ARCHITECTS & PLANNERS NEW YORK, N.Y.

ATZL & SCATASSA  
ENGINEERS & PLANNERS BARDONIA, N.Y.



PHASE I 84 UNITS / 145 CARS  
PHASE II 109 UNITS / 190 CARS  
PHASE III 149 UNITS / 260 CARS  
TOTAL 342 UNITS / 595 CARS



**BARGER-CAMPBELL-GRAY & RAILING**  
115 NEW HICKENSBACK RD. - WAPPINGER FALLS, NEW YORK

ENGINEERS & SURVEYORS  
INC.

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 4-25-84  
BY *Henry F. Scheible*  
HENRY F. SCHEIBLE  
SECRETARY

ORANGE CO., NY  
SEPT. 15, 1983

